

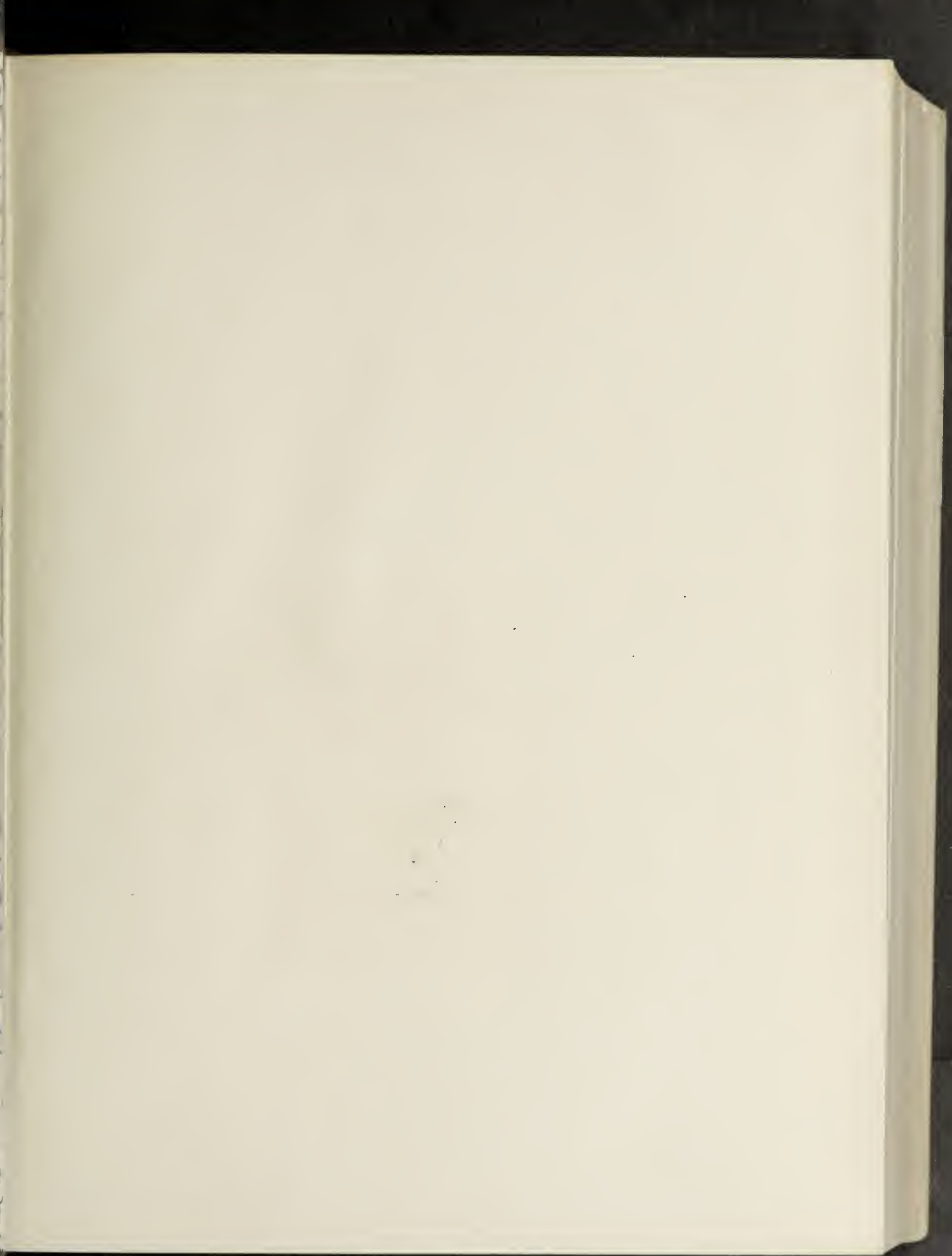
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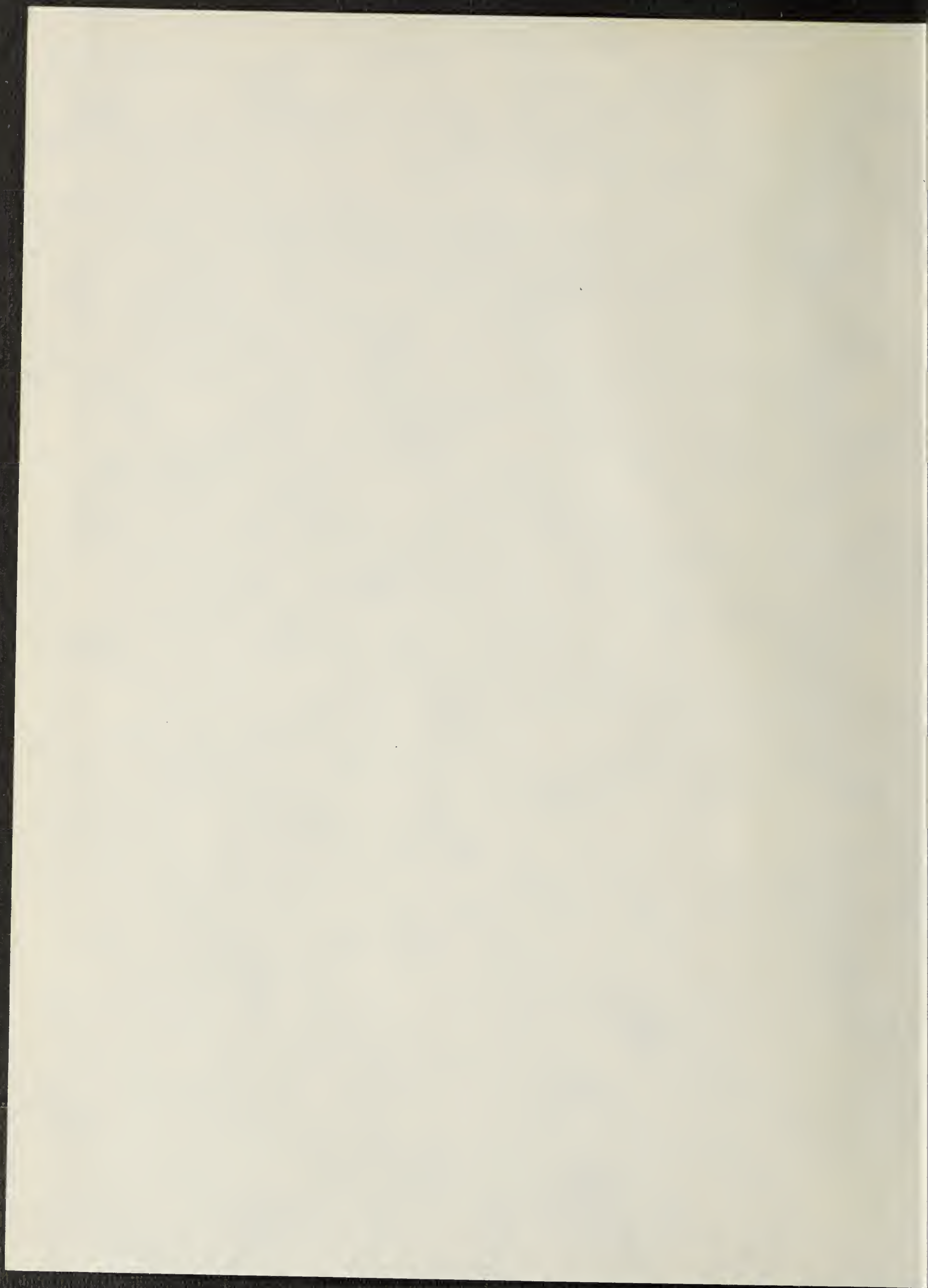
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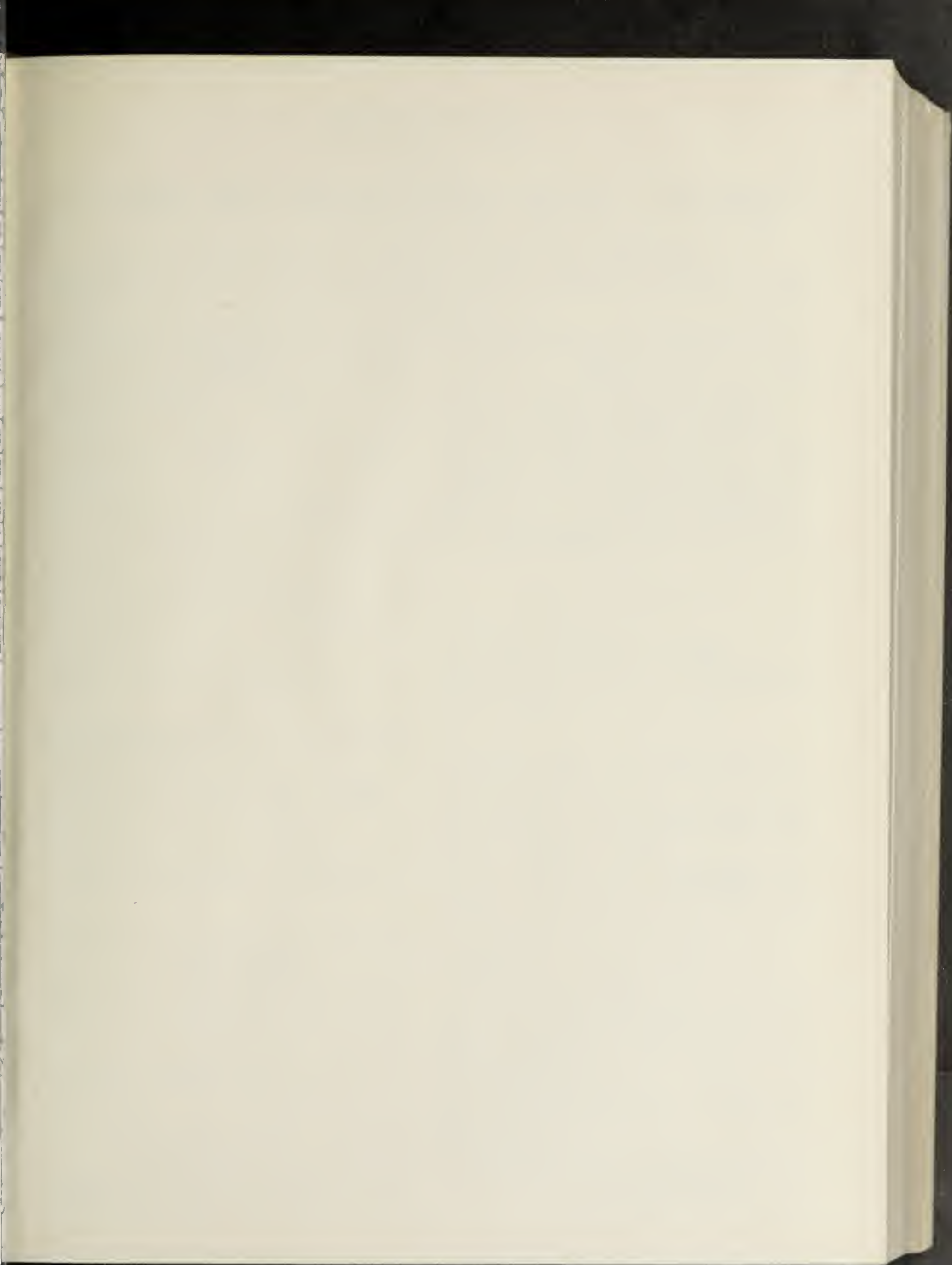
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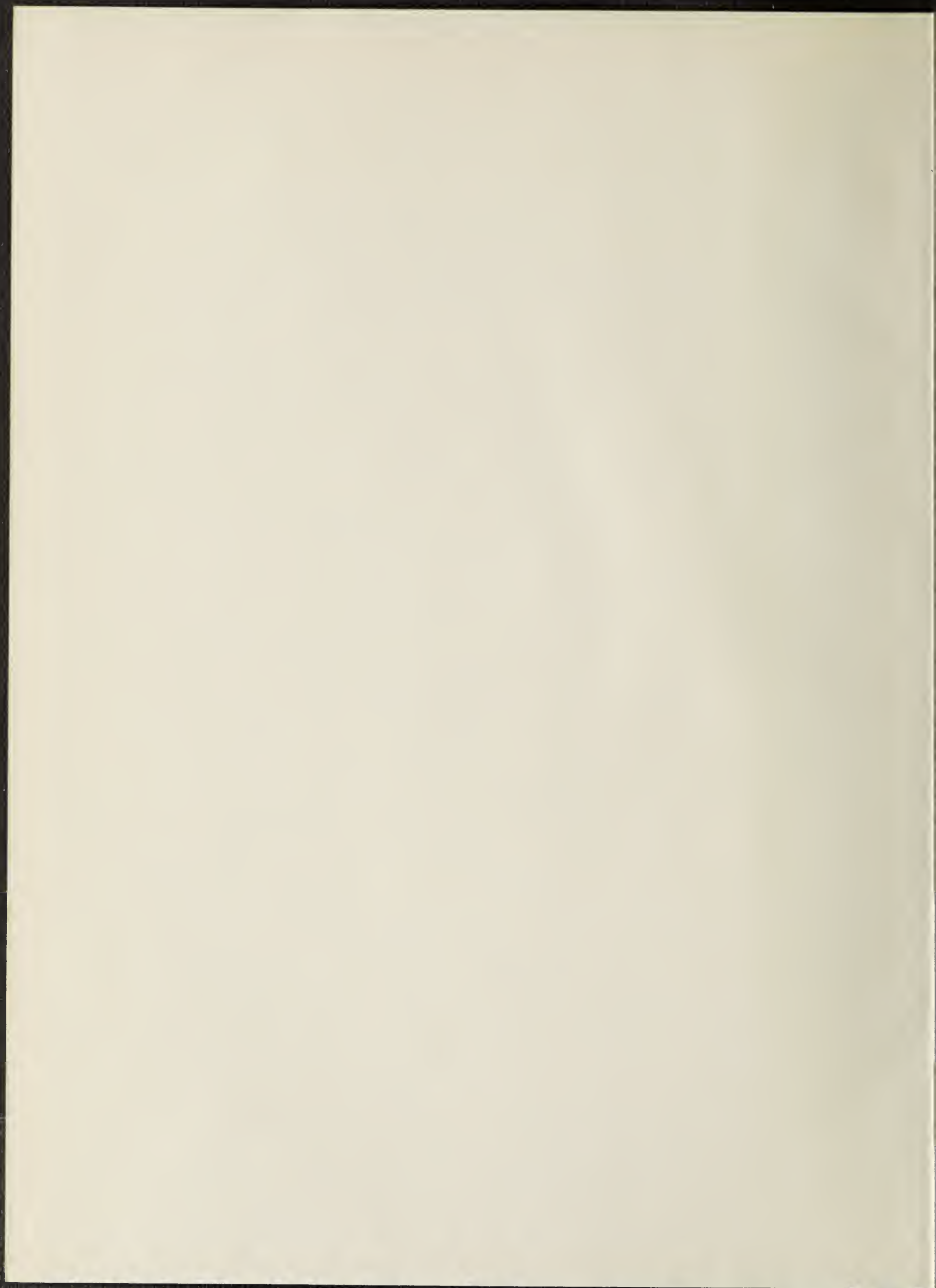
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 1

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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This issue of the Bulletin contains in the order given—

Petition for Certiorari Order served on the Board of
Standards and Appeals.

Rules Directory.

Notice of Hearing Calendar.

Correction Affecting Calendar Numbers 414-41-BZ—Vol.
III and 745-54-A.

PETITION AND CERTIORARI ORDER SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On December 23, 1954, Copy of Order of Certiorari was served on the Board by Benjamin Silverman, attorney for petitioners, John and Jean Barry, objecting property owners, seeking a review of the Board's determination on November 9, 1954, granting a variance under Section 7, subdivisions c and i, of the Zoning Resolution, to permit in a business use district the reconstruction and extension in use and area of an existing gasoline service station, to include gasoline and oil selling station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories, store and office, and to permit the parking and storage of more than 5 motor vehicles awaiting service; Cal. No. 790-53-BZ; Premises 6161-6199 Broadway, Borough of The Bronx.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A
 Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 4, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 4, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Perretta, owner.

SUBJECT—Application June 2, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for inspection and decision by the Board, hearing previously closed.

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office; and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for inspection and decision; then to January 4, 1955, for applicant to file revised plans; hearing previously closed.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

Laid over from November 9, 1954, to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for applicant to file revised plans; then to December 21, 1954, for applicant to file revised plans; hearing previously closed; then to January 4, 1955, for further inspection.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for further consideration by the Board; hearing closed; then

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to December 21, 1954, at the request of applicant; then to January 4, 1955, for decision after applicant has filed revised plans; hearing previously closed.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from December 14, 1954, to December 21, 1954, for further inspection and for decision; hearing previously closed; then to January 4, 1955, for decision after applicant has filed revised plans.

701-54-BZ

APPLICANT—William Lescaze, for City Bank, Farmers Trust Co., owner (711 Third Ave., lessee).

SUBJECT—Application September 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area, and 1½ times height district the erection and maintenance of an office building using more than the permitted height without the required setbacks.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th to East 45th streets, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1-9 inclusive and 45-51 inclusive, Borough of Manhattan.

Laid over from December 21, 1954, to January 4, 1955, for further hearing.

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors' Snug Harbor in the City of New York, owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and local retail use district the inclusion of stores and restaurant on first floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th to East 9th streets, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 31-34 inclusive, Borough of Manhattan.

Laid over from December 21, 1954, to January 4, 1955, for decision; hearing closed.

616-51-BZ

APPLICANT—H. Webster Stone, lessee, for 849 First Avenue Corporation, owner.

SUBJECT—Application reopened December 14, 1954 for consideration as to extension of term of variance.

PREMISES AFFECTED—849-851 1st avenue, west side, 550.3 ft. north of East 47th street, Block 1340, Lots 25 to 27 inclusive, Borough of Manhattan.

369-37-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Benjamin Duhl, owner.

SUBJECT—Application reopened October 13, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the maintenance of enlargement of existing store extending from business use district into residence use portion of lot.

PREMISES AFFECTED—1212 Grand Concourse and 179-197 East 167th street, northeast corner, Block 2457, Lot 1, Borough of The Bronx.

66-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district the erection and maintenance of a two story and mezzanine fireproof bank and one family dwelling building, using more than the area permitted.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons'

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cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 4, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 4, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.

SUBJECT—Application reopened December 14, 1954 and restored to docket—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

373-54-A

APPLICANT—Gismar Realty Corp., owner.

SUBJECT—Application May 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1985-1993 Jerome avenue, west side, 445 ft. 4¾ in. south of Burnside avenue, Block 2863, Lot 50, 2nd floor, Borough of The Bronx.

781-54-A

APPLICANT—Abraham Grossman, for Olga Goth, owner.

SUBJECT—Application October 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-114 East 130th street, south side, 190 ft. east of Park avenue, Block 1778, Lot 62, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection

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and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

Laid over from December 7, 1954, to January 11, 1955, for inspection and decision without further argument; hearing closed.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cunco, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for investigation of the records; hearing closed; then to January 11, 1955, for applicant to investigate the record; hearing previously closed.

449-44-BZ

APPLICANT—O'Connell and McInerney, for Peter J. Hartmann, owner.

SUBJECT—Application reopened November 23, 1954 for amendment as to use for storage and parking of cars of public instead of for personal business conducted—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of three (3) buildings, two of which are two stories in height, occupied as garages for more than five motor ve-

hicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one (1) building, one story in height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

939-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II, for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension to existing structure of class 1 construction on 1st floor and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret and catering; and permitting the use of 2nd floor of class 3 construction to continue as caretaker's apartment; and permitting the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, Northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II for consideration as to additional objections—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change

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of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.
PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

797-54-BZ

APPLICANT—Ginsberg and Broady, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from five car garage and parking of more than five cars to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hyland boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

590-54-SA

APPLICANT—C. F. Braun and Company, owner.

SUBJECT—Application July 12, 1954—C. F. Braun and Company, Fuel Oil Heaters (preheaters), types ET-F or UT, approval of.

486-53-SA

APPLICANT—Avco Manufacturing Corp., Bendix Home Appliances Division, owner (Bruno-New York Inc., Agent).

SUBJECT—Application April 13, 1953—Bendix Automatic Washer, Gyromatic Model WCG, WDG, EWG-H, WEG and WEG-H, approval of.

313-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application April 19, 1954—Gold Bond Asbestos Siding Shingles and Accessories (for exterior finish on Class 4 Bldgs.), approval of.

211-50-SM

APPLICANT—A. Pollera and Sons, owner-manufacturer.

SUBJECT—A. Pollera and Sons Concrete Blocks, approval of.

244-51-SA

APPLICANT—E. B. Gross, for Gross Machinery Company, owner-manufacturer.

SUBJECT—Application reopened July 13, 1954, for amendment to resolution as to additional model—re Silex Washers, Model A (dry cleaning); previously approved.

428-47-SM—Vol. II

APPLICANT—Ohio Chemical and Surgical Equipment Company, Division of Air Reduction Company, Inc., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re amendment to resolution as to additional models of bedpan washers—Ohio Scanlon-Morris Bedpan washer and Steamer, Models A4455 (wall mounted type), A4457 (recessed type) and A4458 (pedestal type); previously approved.

345-49-SA

APPLICANT—Central Station Signals, Inc., for New Jersey Fire Alarm Company, owner.

SUBJECT—Application reopened October 19, 1954, for amendment to resolution as to extension of use—re Sidalarm Duplex Fire Alarm System; previously approved.

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488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

573-54-A

APPLICANT—Interboro Elevator Co., Inc., for 60 Wall Inc., owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.

PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

574-54-A

APPLICANT—Interboro Elevator Co., Inc., for Hotel Gotham, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

832-54-A

APPLICANT—Lama, Proskauer and Prober, for Friedman and Waldman, Inc., owner (Sol Rosenberg, lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1424 Rockaway parkway, south side, 57 ft. 5¼ in. west of Glenwood road, Block 8165, Lot 63, Borough of Brooklyn.

597-54-A

APPLICANT—Norman Lederer and Leonard Joseph, for Eli Chason, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent, re revocation of Permit Alt. 2159-53.

PREMISES AFFECTED—132-03 Beach Channel drive and 565 Beach 132nd street, southwest corner, Block 679, Lot 8, Belle Harbor, Borough of Queens.

333-54-A

APPLICANT—Ribelle V. Perotto, for Ernest T. Bower, Inc., owner (Henry Cohen, lessee).

SUBJECT—Application April 30, 1954—re Appeal from an order and a decision of the fire commissioner and a decision of the borough superintendent of Housing and Buildings.

PREMISES AFFECTED—741 St. Nicholas avenue, northwest corner of West 147th street, Block 2062, Lot 131, Borough of Manhattan.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.

SUBJECT—Application May 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—895 Ocean parkway and 615 Avenue I, northeast corner, Block 6509, Lot 48, Borough of Brooklyn.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

612-39-A—Vol. III

APPLICANT—Vito P. Battista, for Betty White, owner (Frank G. Rizza, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2739 Bedford avenue, northeast corner of Farragut road, Block 5225, Lot 2, Borough of Brooklyn.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

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SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

Laid over from December 7, 1954, to January 18, 1955, without further argument for inspection and decision; hearing closed.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing previously closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision; hearing previously

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955; applicant to file revised plans; hearing previously closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed; then to January 18, 1955, for applicant to furnish decision from the Commissioner of Parks as to signs proposed under Section 675 of the State Conservation Law.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

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Laid over from December 7, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank, Farmers Trust Co., et al. and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35 Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

43-53-BZ

APPLICANT—Gustav Goldman, for H. L. Realty Corp., owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—3723 Avenue U, northwest corner of East 38th street, Block 8531, Lot 1, Borough of Brooklyn.

765-48-BZ

APPLICANT—Irving J. Panzer, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemore, Borough of Queens.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.

PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

948-46-A—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further extension in use and area of existing auto laundry and gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a

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business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion, and to change its use to high speed auto laundry, and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarrello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

947-46-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing funeral parlor, one family dwelling and two car accessory garage, without the required rear yard.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 18, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

100-54-SM

APPLICANT—Luigi Saito, owner.

SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

545-54-SM

APPLICANT—Fabric Converters, Inc., owner.

SUBJECT—Application June 21, 1954—Neva-Flame Fabrics by Barret, Types Vulcara, Civara, Kamara and Akara, approval of.

328-54-SM

APPLICANT—Caloric Stove Corp., owner (Brooklyn Union Gas Company, agent).

SUBJECT—Application April 27, 1954—Caloric Double Duty Automatic Gas Disposer, Models 10, 10-S, 10-W and 10-WS (garbage disposal unit), approval of.

183-54-SM

APPLICANT—The Wiremold Company, owner.

SUBJECT—Application March 5, 1954—Wiremold Flexible Air Duct Models 87-1A, 57-1A, 2B, 8D-3A, 87-3A, approval of.

690-51-SA—Vol. II

APPLICANT—Automatic Canteen Company of America, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re Automatic Canteen Company of America Drink Canteen, Model B-13, approval of.

38-47-SM—Vol. II

APPLICANT—Bergen Building Block Inc., et al., owner.

SUBJECT—Application reopened as Vol. II April 20, 1954 for test and report to consider blocks made of approved Waylite—Waylite Aggregate (used as aggregate in manufacture of concrete masonry units).

1136-39-SM—Vol. II

APPLICANT—S. H. Pomeroy Company, owner.

SUBJECT—Application reopened September 14, 1954 for test and report as to change in construction and as to use of spring balance—Pomeroy Superior type hollow metal heavy type double hung window, Models B and U; previously approved—re Pomeroy "Superior" type hollow metal heavy type steel double hung window, Models H, I and L.

552 52-A

APPLICANT—Lama, Proskauer and Prober, for Mary V. Cario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.

SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. West of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

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771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.

SUBJECT—Application reopened June 8, 1954 as Vol II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

185-52-A

APPLICANT—Moore and Landsiedel, for Goring and Landsman, owners.

SUBJECT—Application reopened October 13, 1954 for consideration as to additional objections—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—329 Canal street and 6 Greene street, northeast corner, Block 230, Lot 9, Borough of Manhattan.

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.

SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

427-54-A

APPLICANT—Lama, Proskauer and Prober, for Stanley Associates, Inc., owner.

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1514-1516 Pitkin avenue, south side, 62 ft. 6 in. west of Saratoga avenue, Block 3514, Lot 37, Borough of Brooklyn.

430-54-A

APPLICANT—Sidney Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 25, 1955, for applicant to file revised plans; hearing previously closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

Laid over from December 7, 1954, to December 14, 1954, at request of an objector; then to January 25, 1955, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; applicant to file revised plans; no further argument; hearing closed.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle

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repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc. and Pierce Kefce, owners.

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A

of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

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164-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district two additional curb cuts on East 98th street on existing gasoline service station.

PREMISES AFFECTED—9716-9726 Church avenue and 494-542 East 98th street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn.

187-52-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e, 7i and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and size of proposed accessory building on proposed gasoline service station, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—221-10 Hempstead avenue and 102-33 to 102-37 221st street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

201-54-BZ

APPLICANT—Harry A. Yarish, for Atlas Lumber Corp., owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district an entrance (curb cut), to loading berth, nearer the intersection than is permitted.

PREMISES AFFECTED—260-266 Manhattan avenue and 131-135 Powers street, northeast corner, Block 2776, Lots 1-4 inclusive, Borough of Brooklyn.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 25, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdim, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

655-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Delhydrant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

389-53-A

APPLICANT—James B. Anderson, Jr., for Barricini, Inc., owner.

SUBJECT—Application May 13, 1953—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—22-19 41st avenue, northwest corner of 23rd street, 2nd and 3rd floors; Block 409, Lot 1, Long Island City, Borough of Queens.

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.

SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 8, 1955, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

577-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 20, 1954, as they appeared in Bulletin No. 30, Vol. 39, are hereby corrected to read as follows:

414-41-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for Mildred Slotkow, owner.

SUBJECT—Application February 26, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and local retail use district, the extension in area of existing parking and storage of motor vehicles (previously granted by the Board for lot 16 and extended from time to time).

PREMISES AFFECTED—2914-2926 West 17th street, west side, 100 ft. south of Mermaid avenue and 2913-2915 West 19th street, east side, 100 ft. south of Mermaid avenue, Block 7061, Lots 14 and 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Mildred Slotkow.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 16, 1954 subject to regular procedure, to consider extension of area and extension of use; and

WHEREAS, a public hearing was held on this application on July 20, 1954 after due notice by publication in the Bulletin; and

CORRECTION

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, C area, class 1 height districts; West 17th street is in local retail and business—1 use, C area, class 1 height districts; West 19th street is in residence, local retail and business—1 use, C area, class 1 height districts; Mermaid avenue is in local retail and retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 23, 1954 acting on Alt. Applic. 596-54, reads:

"1. Proposed increase in area of lot used for parking & storage of motor vehicles located partly in a residence use district & partly in a local retail district violate Art. II sec. 3 & sec. 4-c of Building Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 and 40 ft. frontage by 237 ft. 7 in. in depth, irregular, presently vacant, with parking lot on lot No. 16; that it is proposed to use lot No. 14 in conjunction with lot No. 16 for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the premises consist of a plot 120 ft. front on West 17th street, 40 ft. front on West 19th street, running through the block, 137 ft. 7 in. (for 40 ft.) and being 128 ft. 7 $\frac{1}{8}$ in. in depth, irregular, presently vacant, and used, in part, as a parking lot, in accordance with certificate of occupancy No. 126611 issued June 28, 1950 under Alt. 764-50 affecting block 7061 and part of lot 16, and certificate of occupancy No. 12660 issued June 28, 1950 under Alt. 3902-49 affecting block 7061 and part of lot 14; that the Board, considering part of the premises (lot 16) under Cal. 414-41-BZ, permitted the use as a parking lot; that at the time of the resolution, the use district maps showed that West 17th street was in a business use district; West 19th street was in a residence and business use district; Mermaid avenue was in a business use district and Surf avenue was in a business use district; that the premises then under consideration was entirely in a business use district except for the rear part of the plot which extended into a residence use district for a distance of approximately 10 ft.; that certificate of occupancy No. 123346, which has since been superseded, was issued in accordance with the resolution of the Board under Cal. 414-41-BZ; that at the time of the resolution, lot 14 was owned and subject to the B.M.T. right-of-way; that subsequent to that resolution, the then owner obtained title to the B.M.T. right-of-way and obtained certificates of occupancy for only the portion of the premises then in a business use; that it is now proposed to occupy the entire premises for the parking and storage of more than five motor vehicles; that lot No. 16 has always been vacant and used originally for the parking of horse drawn vehicles, and later, for the parking of automobiles; that until about 1924 the Department of Sanitation used the premises for the parking of their trucks and in 1934 "Letter Permit #182" was issued for the parking of cars, in which manner it has been used to date; that West 17th street, which is a two-way street, is a main traffic artery from the Belt parkway and during the summer season traffic congestion is very great and the need for the many thousands of visitors to Coney Island is imperative; that it is proposed to use the portion of the premises fronting on West 19th street principally for the exiting of automobiles from the parking lot and thereby providing additional parking facilities and preventing the snarling of traffic along West 17th street, the main artery, resulting from the exiting of cars from the part of the premises now permitted to be used under the certificates of occupancy; that the parking lot business in this area is seasonal and there will be a minimum of overnight parking; that West 19th street is a one way street, on to which there is presently exiting from a parking lot fronting on Surf avenue, and exiting cars from the subject premises will not cause additional congestion; that the proposed use will be beneficial to the Coney Island area in providing much needed additional parking facilities and in reducing traffic congestion on West 17th street; and

WHEREAS, the applicant states that the owner has held and

title to lot 16 since October 23, 1952 and to lot 14 since May 19, 1952; that the assessed valuation of land is \$26,500; and

WHEREAS, the term of variance as granted under Vol. II, expired on February 8, 1951.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 12, 1941, as thereafter amended by resolutions adopted through February 8, 1949, by adding thereto:

"that in the event the new owner desires to continue the parking use on lot 16 and to add lot 14 for the same purpose, such use may be permitted, *on condition* that the premises shall be leveled substantially to the grade of West 17th street and paved with clean gravel or steam cinders, treated with a binder and rolled; that there shall be erected on the interior lot and street building lines woven wire fences of the chain link type, not less than 5 ft. 6 in. in height and with no openings therein except one to West 19th street and two to West 17th street, as shown, with curb cuts opposite, all as indicated on plans filed herewith marked 'Received February 26, 1954' (3 sheets); that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a sign attached to the fence at each end at the entrance, advertising the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such signs shall not exceed 15 sq. ft. each, shall not be illuminated and shall not extend beyond the building lines; and that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution, and a new certificate of occupancy shall be obtained; *that the term of this variance under Section 7h is for two (2) years from the date of this amended resolution.*"

* Correction—The term of the variance inserted at the end of the resolution, as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 30, 1954, as they appeared in Bulletin No. 49, Vol. 39, are hereby corrected to read as follows:

745-54-A

APPLICANT—Halperin, Nathanson, Shivitz and Scholer, for Broadway and 48th Inc., owner (Hector's Tavern, Inc., lessee).

SUBJECT—Application September 21, 1954—Appeal from a decision of the Department of Health.

PREMISES AFFECTED—1506-1512 Broadway and 160 West 44th street, southeast corner of West 44th street, Block 996, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: David I. Shivitz.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Commissioner of Health dated August 19, 1954, reads:

"Your application filed on the 2 day of June 1954 for a Permit to Operate a Bakery (Sanitary Certificate) at above premises was DENIED. Date Denied August 12, 1954, No. 66886."

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

CORRECTION

WHEREAS, said decision of the Commissioner of Health was repeated in a decision of the Board of Review of the Department of Health, dated September 8, 1954, reading as follows:

"This letter is being written you in conformity with your oral request. With respect to the denial notice No. 66886, dated August 19, 1954, wherein you were notified that the Commissioner of Health denied your application for a sanitary certificate for a bakery at 1506 Broadway, and denial notice No. 66887, dated August 19, 1954, wherein you were notified that the Commissioner of Health denied your application for a wholesale food establishment permit at 1506 Broadway, please be advised that both denials were based upon noncompliance with Article 12, Section 338 of the Labor Law of the State of New York."

and

WHEREAS, the applicant states the building is 16 stories and penthouse, 160 ft. in height, 102 ft. 3 in. by 116 ft. and 130 ft. 11 in. in area, of fireproof construction, erected in 1909 on a lot 102 ft. $\frac{3}{8}$ in. by 116 ft. and 130 ft. $11\frac{1}{8}$ in. in area, in a retail 1 use, B area, Class 2 height district; used and occupied since 1944: Sub-Subcellar, storage and boiler room, 2 persons; Subcellar—house carpenter shop and storage, 5 persons; Cellar—kitchen, bakery, offices, storage rooms and locker rooms, 15 persons; basement—stores, restaurant and storage, 422 persons; 1st floor—lobby, bar, stores, 30 persons; 2nd floor—billiard parlor, office space and locker room, 400 persons; 2nd and mezzanine—offices and lounge, 50 persons; 3rd floor—kitchen, dining room, ballroom, offices—260 persons; 4th to 15th floors—hotel rooms; 16th and penthouse stories—storage rooms, offices, broadcasting studio and repair shop, 30 persons, for which Certificate of Occupancy #39837 was issued May 19, 1952. The building is equipped with approved standpipe and a one-source sprinkler system in a portion of the premises in compliance with Section 67 of the Multiple Dwelling Law; the building is classified as a Heretofore Erected Existing Class B Hotel; and

WHEREAS, the applicant states this appeal is filed pursuant to the discretionary powers vested in the Board by Section 30 of Article II of the State Labor Law in view of the practical difficulties and unnecessary hardships that will occur if the strict letter of the law is enforced; and

WHEREAS, the applicant states the bakery is situated in the northwest corner of the cellar and has an area of approximately 1100 square feet, which represents less than 10% of entire cellar floor area; that the balance of the cellar is

used primarily for a kitchen serving Hector's restaurant which is immediately above on the street floor; and

WHEREAS, the applicant contends that the bakery equipment includes an exhaust system as required by the Administrative Building Code as well as a mechanical ventilation system with two independent sources of fresh air supply; that the bakery was in existence when the establishment was taken over by the present management in 1934 and at that time was used as an accessory to the restaurant and therefore was exempt from the provisions of Section 338 of the Labor Law; that in 1936 the management acquired another cafeteria at 1627 Broadway which then had its own bakery and in 1937 it was concluded it would be more economical and practical to supply the cafeteria at 1627 Broadway with goods baked at subject premises, which has been done since 1937; that in 1939 an additional cafeteria at 1491 Broadway was acquired, for which baked goods are prepared at subject premises; that in 1948 an additional cafeteria at 210 West 42nd Street was acquired, for which baked goods are also prepared at subject premises; that therefore the premises in question prepares all the baked goods for all three cafeterias and in addition thereto occasional sales are made of baked goods for off-premises consumption; and

WHEREAS, the applicant contends that the layout of the bakery is such that it cannot be made to comply with the strict provisions of Section 338 of the Labor Law; that, however, the bakery is more than adequately ventilated, is provided with tiled floors and wainscot and maintained in accordance with the highest standards and that since the conditions are in no way dangerous to the health of the community, a great hardship would result if the application for a sanitary certificate was not approved; and it is therefore requested that the Board grant the necessary modifications to permit the owner the beneficial use of his premises without adversely affecting the safety and standards intended by the Labor Law.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in the decision of the Commissioner of Health, dated August 19, 1954, be and it hereby is modified to permit the continuance of a cellar bakery as proposed and indicated on plans filed with this appeal marked, "Received, September 21, 1954" (one sheet) on condition that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto, and that the bakery shall be maintained to the satisfaction of the Commissioners of Health and Fire.

* Correction—Name of lessee changed from "Reetor's Tavern, Inc." to "Hector's Tavern, Inc."

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

THE LIBRARY OF THE

FEB -1 1955

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No. 2

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, Chief Clerk

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Correction Affecting Calendar Number 239-54-A.

STIPULATION OF DISCONTINUANCE AND AGREEMENT

Matter of Frank N. Giampietro, Amelia D. Giampietro and Anthony
Caltieri vs. Board of Standards and Appeals:—On March 23, 1954, the
Board granted a variance under Section 7, subdivision f, of the Zon-
ing Resolution, to permit for a term of fifteen years, the erection and
maintenance of a gasoline service station, car wash, lubritorium,
motor vehicle repairs and office and the parking and storage of
motor vehicles on unbuilt-upon portion of plot for the same term of
years; Cal. No. 704-53-BZ; Premises 145-55 New York Boulevard,
Jamaica, Borough of Queens.

Petitioners, objecting property owners, sought a review of the
Board's determination.

On December 20, 1954, in Supreme Court, Queens County, a stipu-
lation was signed by and an agreement made between attorneys for
petitioners, the petitioners individually and the Corporation Counsel
of the City of New York in behalf of respondents herein, that the
proceedings be discontinued without costs.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman

CALENDAR

DOCKET

New Cases filed up to January 4, 1955

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971-54-A—H.B.Q.—232 Beach 122nd street, east side, 220 ft. south of Newport avenue, Block 711, Lot 53, Rockaway Park, Borough of Queens, Alt. 1829-54—re occupancy of attic in frame building.

972-54-BZ—H.B.Bx.—2487 Creston avenue and 72 East 190th street, southwest corner, Block 3174, Lot 28, Borough of The Bronx, Amendment to Alt. 930-54—re extension of existing store in non-fireproof Class A Multiple Dwelling.

973-54-BZ—H.B.Q.—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens, N.B. 1919-54—re reconstruction of existing gasoline service station and repair shop, etc., parking of cars waiting to be serviced, etc.

974-54-BZ—H.B.B.—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street; 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn, Alt. 2566-54—re reconstruction of and enlargement to include gasoline service station, public garage, repairs, etc.

975-54-BZ—H.B.Bx.—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx, N.B. 1367-54—re erection and maintenance of gasoline service station, lubritorium, car washing, accessories, office, etc., and parking and storage of motor vehicles.

976-54-BZ—H.B.Q.—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens, N.B. 4114-54—re erection of stores in residence use district.

977-54-BZ—H.B.Bx.—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx, N.B. 1348-54—re erection and maintenance of gasoline service station, office, sales, parking, etc.

978-54-BZ—H.B.B.—131 Livingston street, north side, 132 ft. 6 in. east of Red Hook Lane (Pearl street) and 409 Red Hook Lane (Pearl street), Block 154, Lot 1, Borough of Brooklyn, Alt. 2535-54—re garage for parking and storage of 35 cars—occupants and employees' passenger cars, etc.

979-54-BZ—H.B.Bx.—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx, N.B. 1451-54—re reconstruction of existing gasoline service station, lubritorium, and auto laundry, minor repairs, parking of motor vehicles, etc.

980-54-SM—Automatic Fyr-Larm Whistles, Models H-53 and C-54, manufactured by Fyr-Larm Co., Inc., Material.

981-54-SM—Rins-O-Lator (for dishwashing machines), manufactured by The DuBois Co., Inc., Material.

982-54-SM—Gold Bond Acoustipanel System (sound absorption and fire-resistant ceiling finish), manufactured by National Gypsum Co., Material.

983-54-SM—Ceco Hollow Metal Doors and Frames (steel doors and frames for fire doors), manufactured by Ceco Steel Products Corp., Material.

984-54-SM—Cellufloor (cellular steel floor panels), manufactured by Inland Steel Products Co., Material.

985-54-A—H.B.B.—62-68 18th street, south side, 370 ft. west of Hamilton avenue, Block 632, Lot 4, Borough of Brooklyn, Alt. 3523-54—re proposed change in occupancy of 4th, 5th and 6th floors to factory use, etc.; exits.

Restored to Docket

402-41-A—Vol. IV—H.B.Bx.—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street, Block 3302, Lots 23, 24 and 25, Borough of The Bronx, Amendment to Alt. 933-53.

41-54-SA—Delta Suspended Oil-fired Furnace, Models SU-80, SU-110, SU-160 and SU-210 (reopened for report as to additional listing), manufactured by Delta Heating Corp., Appliance.

42-54-SA—Delta Oil Fired Unit Heater, Models UH-220, UH-196, UH-168, UH-140 and UH-112 (reopened for report as to additional listing), manufactured by Delta Heating Corp., Appliance.

389-52-SM—Vol. II—Tectum Roof Plank and Tile, Models P-175, P-200, P-250, P-300, P-362, T-175-24, T-175-32, T-200-24, T-200-32, T-250-32, T-300-32 and T-300-48, manufactured by Alliance Manufacturing Co., Material.

480-50-SM—Vol. II—SprayDon Kempthorne Pre-wetting Method, gun applied, manufactured by Sprayon Insulation and Acoustics Inc., Material.

35-45-SM—Russwin Panic Bolts (reopened for report as to Model number 56—previously approved as 67), manufactured by Russel and Erwin Division, The American Hardware Corp., Material.

530-42-BZ—Vol. III—H.B.M.—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan, Alt. 1347-50.

815-53-BZ—Vol. II—H.B.M.—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan, N.B. 112-54.

747-48-BZ—Vol. III—H.B.B.—6214-6224 17th avenue and 1685-1693 63rd street, northwest corner, Block 5531, Lot 48, Borough of Brooklyn, Alt. 2866-52.

CALENDAR

1169-25-BZ—Vol. II—H.B.Q.—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue, Block 10689, Lot 1, Queens Village, Borough of Queens, N.B. 7122-52.

254-45-BZ—Vol. III—H.B.Q.—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 DeFoe street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens, Alt. 919-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

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Blended Cements, Rules for Testing and Use of	Nov.	10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct.	19, 1954.
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June	14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

650-48-BZ—Vol. II

APPLICANT—Holtzman, Shark, Mackell and Hellebrand, for Scalia and Weissler Realty Corp., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit for a term of fifteen years in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

CALENDAR

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district the erection and maintenance of a commercial building (central accounting office for N. Y. Telephone Co.), without the required rear yard adjacent to residence use district, and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

Laid over from December 7, 1954, to January 11, 1955, for inspection and decision without further argument; hearing closed.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for investigation of the records; hearing closed; then to January 11, 1955, for applicant to investigate the record; hearing previously closed.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection

and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

Laid over from December 14, 1954, to December 21, 1954, for further inspection and for decision; hearing previously closed; then to January 4, 1955, for decision after applicant has filed revised plans; then to January 11, 1955, to permit further inspection by the Board.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment.

449-44-BZ

APPLICANT—O'Connell and McInerney, for Peter J. Hartmann, owner.

SUBJECT—Application reopened November 23, 1954 for amendment as to use for storage and parking of cars of public instead of for personal business conducted—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of three (3) buildings, two of which are two stories in height, occupied as garages for more than five motor vehicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one (1) building, one story in height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

939-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II, for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension to existing structure of class 1 construction on 1st floor and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret and catering; and permitting the use of 2nd floor of class 3 construction to continue as caretaker's apartment; and permitting the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, Northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II for consideration as to additional objections—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

CALENDAR

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

797-54-BZ

APPLICANT—Ginsberg and Broady, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under sections 7f and 7i of

the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from five car garage and parking of more than five cars to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hyland boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

JANUARY 11, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 11, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

590-54-SA

APPLICANT—C. F. Braun and Company, owner.

SUBJECT—Application July 12, 1954—C. F. Braun and Company, Fuel Oil Heaters (preheaters), types ET-F or UT, approval of.

486-53-SA

APPLICANT—Avco Manufacturing Corp., Bendix Home Appliances Division, owner (Bruno-New York Inc., Agent).

SUBJECT—Application April 13, 1953—Bendix Automatic Washer, Gyromatic Model WCG, WDG, EWG-H, WEG and WEG-H, approval of.

CALENDAR

313-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application April 19, 1954—Gold Bond Asbestos Siding Shingles and Accessories (for exterior finish on Class 4 Bldgs.), approval of.

211-50-SM

APPLICANT—A. Pollera and Sons, owner-manufacturer.
SUBJECT—A. Pollera and Sons Concrete Blocks, approval of.

244-51-SA

APPLICANT—E. B. Gross, for Gross Machinery Company, owner-manufacturer.
SUBJECT—Application reopened July 13, 1954, for amendment to resolution as to additional model—re Silex Washers, Model A (dry cleaning); previously approved.

428-47-SM—Vol. II

APPLICANT—Ohio Chemical and Surgical Equipment Company, Division of Air Reduction Company, Inc., owner.
SUBJECT—Application reopened June 2, 1954 as Vol. II—re amendment to resolution as to additional models of bedpan washers—Ohio Scanlon-Morris Bedpan washer and Steamer, Models A4455 (wall mounted type), A4457 (recessed type) and A4458 (pedestal type); previously approved.

345-49-SA

APPLICANT—Central Station Signals, Inc., for New Jersey Fire Alarm Company, owner.
SUBJECT—Application reopened October 19, 1954, for amendment to resolution as to extension of use—re Sidalarm Duplex Fire Alarm System; previously approved.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.
SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.
SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.
SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

484-54-A

APPLICANT—L. B. Santagnelo, for Ernest Hoehn, trustee.
SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

573-54-A

APPLICANT—Interboro Elevator Co., Inc., for 60 Wall Inc., owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.

PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

574-54-A

APPLICANT—Interboro Elevator Co., Inc., for Hotel Gotham, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

832-54-A

APPLICANT—Lama, Proskauer and Prober, for Friedman and Waldman, Inc., owner (Sol Rosenberg, lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1424 Rockaway parkway, south side, 57 ft. 5¼ in. west of Glenwood road, Block 8165, Lot 63, Borough of Brooklyn.

597-54-A

APPLICANT—Norman Lederer and Leonard Joseph, for Eli Chason, owner.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent, re revocation of Permit Alt. 2159-53.

PREMISES AFFECTED—132-03 Beach Channel drive and 565 Beach 132nd street, southwest corner, Block 679, Lot 8, Belle Harbor, Borough of Queens.

333-54-A

APPLICANT—Ribelle V. Perotto, for Ernest T. Bower, Inc., owner (Henry Cohen, lessee).

SUBJECT—Application April 30, 1954—re Appeal from an order and a decision of the fire commissioner and a decision of the borough superintendent of Housing and Buildings.

PREMISES AFFECTED—741 St. Nicholas avenue, northwest corner of West 147th street, Block 2062, Lot 131, Borough of Manhattan.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.

SUBJECT—Application May 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—895 Ocean parkway and 615 Avenue I, northeast corner, Block 6509, Lot 48, Borough of Brooklyn.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

612-39-A—Vol. III

APPLICANT—Vito P. Battista, for Betty White, owner (Frank G. Rizza, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2739 Bedford avenue, northeast corner of Farragut road, Block 5225, Lot 2, Borough of Brooklyn.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

CALENDAR

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

Laid over from December 7, 1954, to January 18, 1955, without further argument for inspection and decision; hearing closed.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a

business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing previously closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision; hearing previously closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955; applicant to file revised plans; hearing previously closed.

CALENDAR

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed; then to January 18, 1955, for applicant to furnish decision from the Commissioner of Parks as to signs proposed under Section 675 of the State Conservation Law.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank, Farmers Trust Co., et al. and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions; then to January 18, 1955, for applicant to file revised plans as to grade conditions; hearing previously closed.

43-53-BZ

APPLICANT—Gustav Goldman, for H. L. Realty Corp., owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—3723 Avenue U, northwest corner of East 38th street, Block 8531, Lot 1, Borough of Brooklyn.

765-48-BZ

APPLICANT—Irving J. Panzer, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemore, Borough of Queens.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adea avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

CALENDAR

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump. PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

948-46-A—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. II—re Appeal from a decision of the borough superintendent. PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further extension in use and area of existing auto laundry and gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion, and to change its use to high speed auto laundry, and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

947-46-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing funeral parlor, one family dwelling and two car accessory garage, without the required rear yard.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 18, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

100-54-SM

APPLICANT—Luigi Saito, owner.

SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

545-54-SM

APPLICANT—Fabric Converters, Inc., owner.

SUBJECT—Application June 21, 1954—Neva-Flame Fabrics by Barret, Types Vulcara, Civara, Kamara and Akara, approval of.

328-54-SM

APPLICANT—Caloric Stove Corp., owner (Brooklyn Union Gas Company, agent).

SUBJECT—Application April 27, 1954—Caloric Double Duty Automatic Gas Disposer, Models 10, 10-S, 10-W and 10-WS (garbage disposal unit), approval of.

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183-54-SM

APPLICANT—The Wiremold Company, owner.
SUBJECT—Application March 5, 1954—Wiremold Flexible Air Duct Models 87-1A, 57-1A, 2B, 8D-3A, 87-3A, approval of.

690-51-SA—Vol. II

APPLICANT—Automatic Canteen Company of America, owner,
SUBJECT—Application reopened September 14, 1954 as Vol. II—re Automatic Canteen Company of America Drink Canteen, Model B-13, approval of.

38-47-SM—Vol. II

APPLICANT—Bergen Building Block Inc., et al., owner.
SUBJECT—Application reopened as Vol. II April 20, 1954 for test and report to consider blocks made of approved Waylite—Waylite Aggregate (used as aggregate in manufacture of concrete masonry units).

1136-39-SM—Vol. II

APPLICANT—S. H. Pomeroy Company, owner.
SUBJECT—Application reopened September 14, 1954 for test and report as to change in construction and as to use of spring balance—Pomeroy Superior type hollow metal heavy type double hung window, Models B and U; previously approved—re Pomeroy "Superior" type hollow metal heavy type steel double hung window, Models H, I and L.

552 52-A

APPLICANT—Lama, Proskauer and Prober, for Mary A. Mario, owner (Ram Machine Co., lessee).
SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.
SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.
PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.
SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.
SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.
PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. West of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).
SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.
SUBJECT—Application reopened June 8, 1954 as Vol II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

185-52-A

APPLICANT—Moore and Landsiedel, for Goring and Landsman, owners.
SUBJECT—Application reopened October 13, 1954 for consideration as to additional objections—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—329 Canal street and 6 Greene street, northeast corner, Block 230, Lot 9, Borough of Manhattan.

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.
SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

427-54-A

APPLICANT—Lama, Proskauer and Prober, for Stanley Associates, Inc., owner.
SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1514-1516 Pitkin avenue, south side, 62 ft. 6 in. west of Saratoga avenue, Block 3514, Lot 37, Borough of Brooklyn.

430-54-A

APPLICANT—Sidney Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).
SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.
SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).
PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

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Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 25, 1955, for applicant to file revised plans; hearing previously closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

Laid over from December 7, 1954, to December 14, 1954, at request of an objector; then to January 25, 1955, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; applicant to file revised plans; no further argument; hearing closed.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc. and Pierce Keefe, owners.

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on

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a lot, a supermarket and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for further consideration by the Board; hearing closed; then to December 21, 1954, at the request of applicant; then to January 4, 1955, for decision after applicant has filed revised plans; hearing previously closed; then to January 25, 1955, for inspection and decision.

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan; then to January 25, 1955, for inspection and decision without further argument; hearing closed.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

164-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district two additional curb cuts on East 98th street on existing gasoline service station.

PREMISES AFFECTED—9716-9726 Church avenue and 494-542 East 98th street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn.

187-52-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e, 7i and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and size of proposed accessory building on proposed gasoline service station, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—221-10 Hempstead avenue and 102-33 to 102-37 221st street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens.

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787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

201-54-BZ

APPLICANT—Harry A. Yarish, for Atlas Lumber Corp., owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district an entrance (curb cut), to loading berth, nearer the intersection than is permitted.

PREMISES AFFECTED—260-266 Manhattan avenue and 131-135 Powers street, northeast corner, Block 2776, Lots 1-4 inclusive, Borough of Brooklyn.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 25, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdim, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Dehydrant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

389-53-A

APPLICANT—James B. Anderson, Jr., for Barricini, Inc., owner.

SUBJECT—Application May 13, 1953—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—22-19 41st avenue, northwest corner of 23rd street, 2nd and 3rd floors; Block 409, Lot 1, Long Island City, Borough of Queens.

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.

SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45, Borough of Manhattan.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).

SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

454-54-A

APPLICANT—John F. Fitzsimons, for Stephen Cea, owner.

SUBJECT—Application June 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-82 198th street, west side, 65 ft. north of Jamaica avenue, Block 10466, Lot 78, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application reopened January 4, 1955 for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition on sections 7c and 7i of the zoning resolution, permitting in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, and permitting a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue, Block 10689, Lot 1, Queens Village, Borough of Queens.

747-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for John Exeter Realty Corp., owner.

SUBJECT—Application reopened January 4, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, permitting in a business use district, the proposed extension of an existing building used as a poultry market and slaughtering of poultry (previously granted an extension by the Board); the proposed extension to be for mercantile use, the poultry market not to be extended except for loading and unloading at the rear and for the proposed plucking room.

PREMISES AFFECTED—6224 17th avenue and 1685-1693 63rd street, northwest corner, Block 5531, Lot 48, Borough of Brooklyn.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

133-54-BZ

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

CALENDAR

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 450.96 ft. and 432.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

134-54-A

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 432.96 ft. and 450.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

210-54-BZ

APPLICANT—Harry A. Yarish, for Nick Tortorello, owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—227 Smith street, east side, 25 ft. south of Butler street, Block 409, Lot 8, Borough of Brooklyn.

513-54-BZ

APPLICANT—Burke, Green and Groh, for Giovanni and Maria Cirilli, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of existant one family dwelling nearer to street line than is permitted (southwest corner of building).

PREMISES AFFECTED—118-77 Francis Lewis boulevard, northeast corner of 119th avenue, Block 12754, Lot 44, St. Albans, Borough of Queens.

645-54-BZ

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).

SUBJECT—Application August 10, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district a loading berth without the required width, and without the required width of entrance and curb cut.

PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

646-54-A

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).

SUBJECT—Application August 10, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use district the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

929-54-BZ

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of an existing building as administrative offices by the National Municipal League.

PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

930-54-A

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.

SUBJECT—Application December 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

818-54-SM

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application October 28, 1954—Humphrey Radiantfire Circulators (gas fired), Models 20HV, 40HV and 60HV, approval of.

458-54-SM

APPLICANT—William A. Lacerenza, for Brownsville Cast and Cut Stone Company, owner.

SUBJECT—Application May 24, 1954—Brownsville Cast and Cut Stone Company, Cast Stone Steps, approval of.

582-53-SA

APPLICANT—The Trane Company, owner.

SUBJECT—Application July 27, 1953—Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230, approval of.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution to include additional model of boiler burner unit—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

229-38-SM

APPLICANT—The Ruberoid Company, owner.

SUBJECT—Application for consideration—reopening and amendment to resolution as to change of ownership—re Ebsary Plasterboard and Lath-Plain or Perforated $\frac{3}{8}$ inch thick; previously approved.

966-54-A

APPLICANT—Charles Abrahams, for The Queensboro Corp., owner.

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SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-06 82nd street and 81-20 37th avenue, southwest corner, Block 1292, Lot 6, Jackson Heights, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 8, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; applicant to file revised plans.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision; applicant to file new decision of the Borough Superintendent; hearing closed.

HARRIS H. MURDOCK, *Chairman*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 4, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 14, 1954 and December 21, 1954, were approved as printed in the Bulletins of December 21, 1954 and December 28, 1954, Vol. 39, Nos. 51 and 52.

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman, Ralph Rosa and Lazar Emanuel.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 10 A. M., for applicant to file revised plans as to grade conditions; hearing previously closed.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and James E. Vassalotti.

For Opposition: Malvine Vincie, Jennie Gangelosi, Lillian Nielsen, Helen F. Fiehn, A. Young, Alfred Rao and Nathan Cooperstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A.M. for inspection and decision without further argument; applicant to file revised plans.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road (Block 3644, Lot 1), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Saul Godwin and Isaac Jacob.

For Opposition: Joseph Schleimer, Eugene H. Jaeger, Marie Schmierer Peodaum, Dorothy A. Hoffmann, Atene

Gecsed, Edna M. Schuge, Helen Niechner, Pauline Roethel, Mrs. Frieda Schloen, and Frank Verduher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A.M. for inspection and decision without further argument; hearing closed.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard (Block 5198, Lot 39), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Eugene Miller.

For Opposition: E. Edward Franzese, Mr. P. Kaiser, Elliot Sachs, Joseph Mongelli and Caesar M. Crawford.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and John Micari.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M., for inspection and decision; hearing closed.

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A. M., to permit further inspection by the Board.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner, (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—(decision of the borough superintendent) under sections 7e and 7h of the

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zoning resolution, to permit in the residence use district portion of a lot located in a residence and business use district, the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Ralph Burke.

For Opposition: Nelson Smith Kirk, 2nd, Wm. M. Meyfohr, Vincent Sganga, Fredrick J. Dreitlein, Harry L. Graeve, Mrs. F. Martin, Vincent J. Bosworth, Louis A. Roaver, Edmond S. Padian, Margaret J. Cosgrove, Joseph Reydel, Jr. and Anna M. Barth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A.M. for inspection and decision; applicant to file new decision of the Borough Superintendent; hearing closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district, the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Krinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 11, 1955, at 10 A.M., at the request of an objector; no further requests for adjournment.

369-37-BZ—Vol. III

APPLICANT—Herman E. Horwood, for Benjamin Duhl, owner.

SUBJECT—Application reopened October 13, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit the maintenance of enlargement of existing store extending from business use district into residence use portion of lot.

PREMISES AFFECTED—1212 Grand Concourse and 179-197 East 167th street, northeast corner, Block 2457, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 13, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 4, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Sheridan avenue and East 167th street are in residence and business use, B area, class 1½ height districts; Grand concourse is in a residence use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 29, 1954 acting on Alt. Applic. 526-54, reads:

"A4. Proposed enlargement of existing store extending into a 'Residence Use District' in present 6 story basement & cellar, non-fireproof Class 'A' hereafter erected Multiple Dwelling is contrary to provisions of Article II Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 204.84 ft. in depth, on which is located a building 75 ft. by 204.84 ft., six stories, 65 ft. in height, of class 3 construction, used as a multiple dwelling, doctors' offices and stores; having been erected in 1936 and on completion, certificate of occupancy No. 62 was issued; that it is located on the northeast corner of 167th street and Grand concourse; that East 167th street slopes down from west to east so that the stores are on the 167th street level, but one story below the Grand concourse level; that some time in the past, before the present ownership, the interior partitions in the doctor's offices on East 167th street and dividing partition in store at 191 East 167th street, were erected without filing plans and securing permits; that violation was issued January 8, 1953 (over a year after present owner took possession) and it was only when his architect filed the required plans that the building department raised the zoning objection which is the subject of this appeal; that it is proposed to maintain stores as presently arranged; and

WHEREAS, the applicant contends that section 7c of the zoning resolution would appear to be intended to cover exactly this type of situation as the maximum distance of any point extending from the business into the residence use district is about 8 ft. at the rear of store No. 1, tapering down to zero at the front of the building, and the total area in violation is only about 152 sq. ft.; that the plan from which this structure was erected shows all the walls except the east and west street fronts, either parallel with or at right angles to East 167th street, thus creating this slight projection into the residence use zone; that this does not extend through the building and all of the frontage of this store is within the business use area and therefore this small interior gore could have no adverse effect on any of the surrounding properties and strict compliance would require another wall in store No. 1, which would merely create an unusable dead space; that as to section 21, this property was purchased by the present owner and title taken on November 29, 1951 at which time he received certificate of occupancy from the former owner; that he also had a search made of the records of the department of housing and buildings for any violations and found none; that all the conditions existed at the time of purchase and this owner has made no changes; that compliance with this objection would be a great hardship on both the owner and the tenant for the reason that the erection of another wall cutting off this portion of the store would benefit nobody but would reduce the usable space and the rental value of the store and cause unnecessary expense to construct another partition and the relocation of the tenant's shelving fixtures now on this wall, leaving an undesirable and irregular shaped store; that filed with this application is report on search which shows no zoning violation on record as of August 13, 1954; and

WHEREAS, the applicant states that the present owner has held title to the property since November 29, 1951; that the assessed valuation of land is \$185,000 and of the building \$365,000 making a total of \$550,000; that the building was erected in 1936; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the extension of the use into the more restricted area only so far as it has reference to the triangular portion of existing Store

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#1, as indicated on plans filed with this application marked, "Received, August 25, 1954" (4 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that there shall be no opening between the wall of such proposed extension and the adjoining portion of the premises in the residential use district; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and that a new Certificate of Occupancy shall be obtained.

66-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application August 19, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a local retail use, C area district, the erection and maintenance of a two story and mezzanine fireproof bank and one family dwelling building, using more than the area permitted.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, Harry Minners, Alexander B. Lyon and A. Rothmann.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 28, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on January 4, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue of the Americas are in a local retail use, C area, class 1¼ height district; West 4th street is in residence and local retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 27, 1954 acting on amendment to N.B. Applic. 52-54, reads:

"1. Proposed building to occupy the entire lot in a C district is contrary to Sec. 13 Art. IV Zoning Resolution."

and

WHEREAS, the application states that the premises consist of a plot, 61 ft. and 66 ft. 9½ in. frontage by 67 ft. 2½ in. in depth, irregular, presently vacant; that the use district maps accompanying the zoning resolution show the premises to be in a local retail use, 1¼ height, C area district; that as of July 25, 1916 the premises were in a business use, ½ height, B area district and received its present designations on July 12, 1945; and

WHEREAS, the applicant states that it is proposed to erect a modern two-story and mezzanine fireproof bank building having a frontage of 61 ft. on Avenue of the Americas, 66 ft. 9½ in. on West 4th street, 67 ft. 2½ in. on the northerly lot line and 33 ft. 7½ in. and 32 ft. 4½ in. on the easterly lot line; that the proposed bank is a permissible use in a local retail district; that the building will occupy an area of 4,200 sq. ft. and as the permissible coverage is 3,150 sq. ft. the proposal is 1,050 sq. ft. in excess of the permissible coverage; that the bank building will be highly modern in design and as such will add architectural character to the neighborhood and provide up-to-date banking facilities to a densely populated area; that the extra coverage requested will not affect the adjoining properties, as the required court

to be built upon faces the parking lot to the north, which is under the same ownership; that the building will have excess coverage only on the 1st floor and mezzanine and the 2nd floor will fully comply with the zoning ordinance for unoccupied area; and

WHEREAS, the applicant contends that the land is high in assessed value and it is mandatory that the entire lot be occupied so that an adequate return on the investment may be realized; that this proposed area is required for present day banking needs; that the rental to be received for the bank is predicated on the value of the land and the building and adequate space must be available; that full construction plans were drawn and approved by the bureau of housing and buildings of a smaller size, leaving unoccupied area adjacent to the northerly lot line; that these plans fully complied with the zoning ordinance as to lot coverage, but it was found that said building would not be feasible as it would not render adequate banking space for the income that had to be derived from a development of this kind; that the unoccupied area to be left at the northerly part of the lot would not be of any benefit to block ventilation as it is left as a court, fully enclosed by two wings of the originally designed building; that in any event, the only land that would possibly benefit by the open area would be the parking lot to the north; and

WHEREAS, the applicant states that the present owner has held title to the property since December 29, 1953 and that the assessed valuation of land is \$61,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 an extension of the area coverage as proposed and as indicated on plans filed with this application marked, "Received, August 19, 1954" (15 sheets) and marked, "Received, December 1, 1954" (one sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

280-41-BZ—Vol. III

APPLICANT—Paul Friedman, for Constel Realty Corp., owner.

SUBJECT—Application reopened July 27, 1954 as Vol. III —re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a storage garage for more than five motor vehicles, and a motor vehicle repair shop (including welding, painting and spraying), and to permit the parking of motor vehicles on unbuilt upon portion of plot for customers and employees.

PREMISES AFFECTED—89 Furman avenue, west side, 99.5 ft. north of Bushwick avenue, Block 3462, Lots 26, 63 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Edw. J. Bausch, Thomas Hall and Josephine Smith.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

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THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on July 27, 1954 subject to regular procedure, for rehearing on alleged substantial new facts; and

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for applicant to file revised plans; then to December 21, 1954, for applicant to file revised plans; hearing previously closed; then to January 4, 1955, for further inspection; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Bushwick avenue are in a business use, C area, class 1 height district; Furman avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 3, 1954 acting on N. B. Applic. 180-54 and superseded by N. B. Applic. 180-54 dated October 1, 1954, reads:

"1. On a plot located in a Business Use District, proposed change of occupancy from parking lot (on Lots 26 and 63) and dwelling (on Lot 67) to the following occupancy:

Story	Occupancy
Ground	On unbuilt upon area, free parking for more than five (5) motor vehicles for customers and employees only.
Cellar	Boiler room.
First Floor	Motor vehicle repair shop and storage garage for more than five (5) cars, storage and sale of auto parts, offices, and gasoline pump for dealer's use; no gasoline to be sold.
Second Floor	Motor vehicle repair shop, including welding and paint spraying and storage garage for more than five (5) cars.
Third Floor	Parking and storage of more than five (5) cars.

is contrary to Article II, Section 4(a), (15) and (29) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 137.46 ft. frontage by 100 ft. in depth, on which is located a frame dwelling (lot 67) and a parking lot, for which certificate of occupancy No. 56367-29 has been filed; that it is proposed to erect a building 122 ft. front by 100 ft. in depth, 3 stories, 42 ft. in height, of class 1 construction, to be used as a storage garage and motor vehicle repair shop; and

WHEREAS, the applicant further states that the premises is located within a business use, C area and class 1 height district and that these designations have not been changed since July 25, 1916; that no petition is pending before the City Planning Commission to change these designations; and

WHEREAS, the applicant contends that as to lot 67 there have been no prior cases; that as to lot 63, on February 26, 1929 an application under sections 7g and 21, Cal. No. 695-28-BZ, to permit the erection of a two-story garage, was withdrawn; that as to lots 26 and 63, under Cal. No. 280-41-BZ, the Board on July 1, 1941 granted a variation for a term of 10 years to permit the erection of a motor vehicle repair shop; that one of the conditions imposed was that all permits required shall be obtained and all work completed within one year from the date of the resolution; that this variance lapsed because of the inactivity of the owner due to wartime restrictions and limitations on building construction; that on December 2, 1944, the building zone resolution was amended, reducing the permitted area of coverage of the subject plot from 90% to 60% so that the theretofore approved conditions were in violation of the amended area

district regulations; that on April 2, 1946 the Board, acting on a request to reopen and amend, granted permission to reopen and restore the matter to the calendar, subject to the usual procedure; that on June 25, 1946 the Board denied an application for a zoning variation under sections 7c, 7i and 21; that a certiorari proceeding was instituted to review this decision and on December 24, 1946 the decision of the Board was affirmed and certiorari proceedings were dismissed in Special Term of the Supreme Court; that no appeal was taken from this order; and

WHEREAS, the applicant further contends that the present application differs substantially from the previously denied application in that the previous application sought zoning variations as to use and area and the present application complies with the area district regulations and seeks a zoning variation only as to use; that the previous application was brought under sections 7c, 7i and 21 and the present one is brought under sections 7i and 7f; that section 7i is the section under which the Board had granted a variance for a motor vehicle repair shop in 1941 and section 7f of the present application relates to the newly proposed storage garage and parking and storage of more than five motor vehicles; that the previously denied application affected only lots 63 and 67, consisting of a plot 80 ft. 4 $\frac{7}{8}$ in. frontage and 100 ft. in depth, while the present application affects lots 63, 67 and 26 adding approximately 12,800 sq. ft. to the area of the plot previously under consideration; that the previous application was for a one-story building to be used as a motor vehicle repair shop and the present application is for a three-story building, to be used on the 1st and 2nd floors as a motor vehicle repair shop and as a storage garage for more than five motor vehicles; on the 3rd floor for the parking and storage of more than five motor vehicles and on the unbuilt upon area (lot 26) for free parking for more than five motor vehicles for customers and employees only; that it is felt that these new facts upon which this application was reopened are substantial and material so as to justify consideration; and

WHEREAS, the applicant further contends that the Board has jurisdiction to grant this application under section 7i of the zoning resolution as to the motor vehicle repair shop and under section 7f as to the storage garage for and parking and storage of more than five motor vehicles, in a business use district for a term of 15 years; that section 21-F of the zoning resolution is inapplicable, since that section relates to a garage or parking facility as provided in section 21-F; that however the present application relates to a building to be used for a kind of occupancy different from a garage or parking facility as provided in section 21-F, to wit: for a building to be used for the non-conforming uses of motor vehicle repair shop and storage garage for and parking and storage of 128 motor vehicles and for an unbuilt upon area to be used for free parking of more than five motor vehicles for patrons and employees (specifically 35 motor vehicles); and

WHEREAS, the applicant contends that a grant of this application would do substantial justice in that it would benefit the owner and the public interest without adversely affecting anyone; that the peculiar location of the site at the end of a dead-end street makes it unadaptable for business use that relies on passing trade but, nevertheless makes it particularly adaptable, without detriment to neighbors, for the proposed development as part of the operation of the automobile showroom, motor vehicle repair shop and parking lot facilities occupied by Grove Motor sales company; that with the exception of Evergreen cemetery, which is in a residence use district, all of the properties within the area of notification are zoned for business or unrestricted use; that the proposed motor vehicle repair shop is much less objectionable than the usual unrestricted motor vehicle repair shop; that the prospective tenant is an authorized Chevrolet dealer maintaining new and used car showrooms at 1509-1531 Bushwick avenue and a motor vehicle repair shop incident thereto directly opposite the subject premises; that the present repair shop facilities are inadequate in that said area is insufficient in size to provide for efficient operation; that the proposed

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occupancy would have no adverse effect upon properties north of the subject premises as Furman avenue and Granite street are dead-end streets blocked off by a retaining wall beyond which on Furman avenue, on a portion not constructed as a street, are a playground and a cemetery at a considerably higher grade level, with entrances remote from the subject premises, and with no entrance thereto from Furman avenue, and beyond which on Granite street the properties are in an unrestricted use district; that the proposed occupancy would have no adverse effect upon the properties east of the subject premises as all of the properties on the east side of Furman avenue between Bushwick avenue and the retaining wall are zoned for business use and are used for automotive uses of automobile showroom and motor vehicle repair shop; that there will be no adverse effect upon properties south and west of the subject premises, all of which properties are zoned for business use; that the proposed demolition of the dilapidated and vacant two-story frame dwelling on the site will eliminate an eyesore and potential fire hazard; that the proposed fireproof building is more desirable than the existing open air use as a parking lot; that the proposed building will comply with height and area restrictions thus assuring neighboring properties of light and air; that no curb cut or opening from the lot is proposed for the Granite street frontage and the existing gate at Granite street would be permanently closed; that no windows or sky lights or vents will be constructed along the rear of the proposed building; that a rear yard is proposed built over up to 23 feet above grade; that there will be no windows in the rear wall above such yard;

WHEREAS, the applicant further contends that the proposed use of the 3rd floor for parking and storage of more than 5 cars will provide space needed for the parking and storage of new and used cars; that at present, Grove Motor Sales Co. finds it necessary to lease space at 901 Halsey street for warehousing 50 cars; that this is both inconvenient and expensive, especially since that warehouse is approximately one mile away and insurance rates there are much more costly than they would be in the proposed fireproof building; that the proposed use of the unbuilt upon area for free parking for more than five motor vehicles for customers and employees only will benefit the neighborhood by reducing street parking in the vicinity and no repairing or other servicing will be conducted on the lot at any time; and

WHEREAS, the applicant states that the present owner has held title to lot 26 since September 21, 1950; lot 63 since February 6, 1930; lot 67 since December 18, 1929; that the assessed valuation of land is \$17,600 and of the building \$1,400 making a total of \$19,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the erection of a proposed storage garage; and under Section 7i for a similar term to permit the welding and painting and spraying of cars dealt in by the Chevrolet Company located opposite on Furman Avenue, substantially as proposed and shown on revised plans marked, "Received, December 16, 1954" (6 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening to the rear in the wall at the building line or in the wall at the rear yard setback line; that the spray room and welding room shall be located along the front of the building on Furman Avenue, and ventilated thereto; that such uses shall be subject to proper licenses by the Fire Commissioner; that there shall be no roof signs; that any signs shall be erected on the front of the building only and shall comply with the requirements therefor; and to permit under Section 7h for a similar term the occupancy of a portion of the premises to the north for parking without

charge for motor vehicles belonging to customers and employees only and with no opening to Granite Street; that the opening shall be solely from Furman Avenue as shown on such plans as cited above; that on the lot lines where buildings or walls are not existing or proposed, there shall be erected a cyclone type of woven wire type to a total height of ten feet as proposed; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that such parking space shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that the sidewalks and curbing in the front of the premises shall be reconstructed or repaired to the satisfaction of the borough president; that curb cuts as proposed for entrance to the building and to the parking area may be constructed of the size as indicated, one 16 feet in width and one 24 feet in width both to Furman Avenue; that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

616-51-BZ

APPLICANT—H. Webster Stone, lessee, for 849 First Avenue Corporation, owner.

SUBJECT—Application reopened December 14, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—849-851 1st avenue, west side, 550.3 ft. north of East 47th street, Block 1340, Lots 25 to 27 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Stone.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, on January 25, 1952 this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles for a term of two years; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on January 25, 1954; and

WHEREAS, this application was reopened on December 14, 1954 and set for hearing on January 4, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 4, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated December 14, 1954 acting on Alt. Applic. 1167-51, reads:

"Your application for a certificate of occupancy to supersede C.O. #39700 is hereby disapproved as said certificate expired on Jan. 1, 1954 under the terms of variance granted by the Board of Standards and Appeals under Cal. #616-1951-BZ. You may refer back to the Board for an extension of the variance."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under section 7, subdivision h for a term of five (5) years from the date of this amended reso-

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lution, to permit the plot in the restricted retail use district to be occupied for the parking and storage of motor vehicles, as passed on by the Borough Superintendent on December 14, 1954, under Alt. Applic. 1167-51; and that all permits required shall be obtained and all work completed within six (6) months from the date of this amended resolution."

197-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application March 12, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office and automobile showroom; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Ettore Guasti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock and Deputy Chief Connors 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 9, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for inspection and decision; hearing closed; then to December 7, 1954, for inspection and decision; hearing previously closed; then to December 14, 1954, for inspection and decision; then to January 4, 1955, for applicant to file revised plans; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hollis Court boulevard are in a business use, D area, class 1 height district; Francis Lewis boulevard is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 26, 1954 acting on N. B. Applic. 430-54, reads:

"1. Use of premises located in a residence use district as gasoline service station, lubritorium, minor auto repairs, car washing, offices and sales, automobile showroom, parking and storage of motor vehicles is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 263.42 ft. frontage by 158.09 ft. in depth, irregular, presently vacant; that the use district maps accompanying the building zone resolution show that the premises are in a residence use, D area, class 1 height district; that as of July 25, 1916 that part of the premises within 100 ft. of Hollis Court boulevard was in a business use district and the remainder in a residence use district; that the present use designation became effective on July 24, 1947; that it is proposed to erect a modern automobile show room and gasoline service station consisting of ten 550-gallon gas tanks and eight dual type dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 105 ft., a depth of 30 ft. on the westerly side and 40 ft. on the easterly side and will contain the auto show room and the conjunctive uses of office and sales, storage, lubritorium, car washing and minor auto repairs; that a portion of the site will be reserved for parking and storage of motor vehicles; that the contemplated accessory building will be colonial in design and in keeping with the present colonial development in the area; that a

20 ft. wide planted area will be maintained on the northerly lot line which will provide additional permanent light and ventilation and act as a buffer to adjoining premises, and in addition, the rear wall of the contemplated building will be unpierced except for glass block panels; and

WHEREAS, the applicant contends that Francis Lewis boulevard and Hollis court boulevard are heavily trafficked auto lanes leading across Queens and as such the proposal is in keeping at this point; that there are many dwellings in the immediate vicinity and as there are no other gas stations within the affected area, the proposal is a vitally required service which is now lacking; that due to the gore shape of the lot and the high assessed valuation it is mandatory that the site be developed in the only feasible manner as proposed so that the owner may receive an equitable return on his investment and also be able to continue to pay real estate taxes; that the use of the triangular shaped site and its proximity to the heavy auto traffic on Horace Harding boulevard render it unusable for a residence use; and

WHEREAS, the applicant states that the present owner has held title to the property since August 28, 1951 and that the assessed valuation of land is \$125,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant under Section 7, subdivisions e and h of the Zoning Resolution;

Resolved, that the decision of the Borough Superintendent, acting on N. B. Applic. 430 of 1954, be and it hereby is affirmed and that the application be and it hereby is denied.

445-54-BZ

APPLICANT—Lama, Proskauer and Prober, for James Peretta, owner.

SUBJECT—Application June 2, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1726-1748 McDonald avenue, west side, 180 ft. south of Avenue O, Block 6607, Lots 16, 20, 22 and 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for inspection and decision by the Board, hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and McDonald avenue are in a business use, C area, class 1 height district; Avenue O is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated May 21, 1954 acting on N. B. Applic. 425-54, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage, parking and storage of motor vehicles in a business use district is contrary to Art. II Sec. 4(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist

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of a plot, 200 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a modern gasoline service station consisting of twelve 550 gasoline storage tanks and four dispensing pumps; that the proposed accessory building, having a frontage of 62 ft. and a depth of 30 ft. will be one story in height, of class 3 construction, and contain the conjunctive uses of lubrication, car washing, minor auto repairs, office and sales and storage; that a portion of the site will be reserved for the open parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the proposed accessory building will be of brick construction, highly modern in design and will do much towards improving the appearance of the community and remove the present unkempt appearance of the site; that a 5 ft. wide and 10 ft. wide planted area to be maintained on all lot lines will afford additional permanent light and ventilation to the adjoining premises to the west and act as a buffer; that the proposed space to be maintained for the parking and storage of motor vehicles, which is a permissible use in the business zone, will help alleviate the parking situation in the affected area; and

WHEREAS, the applicant contends that although the site is in a business zone, the noisy elevated railroad which darkens McDonald avenue does not render the street suitable for business use; that McDonald avenue, although zoned for business, has lost its business character at this point due to the sub-station immediately adjoining to the north on lot No. 12; that McDonald avenue is a main auto lane and as such the proposal is entirely in keeping at this point; that the land is high in assessed value and it is mandatory that it be developed with a use in keeping that would render the owner an equitable return on his investment and enable him to continue to pay city taxes so that he may retain ownership and not have the premises returned to the city from whom he purchased; that it is far better to develop the site, thereby increasing the assessed value, which will render the city increased taxes at a time when additional finances are so vitally needed by the city; and

WHEREAS, the applicant states that the present owner has held title to the property since January 27, 1954 and that the assessed valuation of land is \$12,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked, "Received, June 2, 1954" (3 sheets), *on condition* that all the buildings and uses on the premises shall be removed and that the premises shall be leveled substantially to the grade of McDonald avenue and shall be designed, arranged and constructed substantially as proposed on such plans above cited; that the accessory building shall be located substantially where shown and shall comply in all other respects with the requirements of the Building Code; that there shall be no cellar under such building; that the building shall be faced with face brick on front and sides; that the pumps shall be of an approved low type and located not nearer than fifteen feet to the street building line; that the gasoline storage tanks shall be limited to twelve (12) 550 gallon approved gasoline storage tanks; that the parking area shall be maintained as shown, with suitable planting and protected with concrete curbing; and that on the rear and side lot lines there shall be constructed and maintained a masonry wall with base not less than two (2) feet in height faced with brick with a steel railing above as proposed to a total height of not less than five feet six inches; that the balance of the premises shall be paved with concrete or asphaltic pavement; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the sidewalks and curbing at the front of the premises shall

be reconstructed or restored to the satisfaction of the borough president, with not over four curb cuts, each thirty feet in width, located where shown with no portion of any curb cut nearer than five feet to a side lot line, as prolonged; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard, which may be located at either end of the premises, for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line a distance of not more than four feet; under Section 7i there may be minor repairing with hand tools only for adjustments, maintained solely within the accessory building; that under Section 7h for a similar term there may be parking and storage of motor vehicles in the areas to the north and south of the accessory building as indicated which shall not in any way interfere with the servicing of the station; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

701-54-BZ

APPLICANT—William Lescaze, for City Bank Farmers Trust Co., owner, 711 Third Ave., lessee.

SUBJECT—Application September 15, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business and unrestricted use, B area and 1½ times height district the erection and maintenance of an office building using more than the permitted height without the required setbacks.

PREMISES AFFECTED—703-719 3rd avenue, east side, from East 44th street to East 45th street, 201-215 East 44th street and 200-208 East 45th street, Block 1318, Lots 1 to 9 inclusive and 45 to 51 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: William Lescaze.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 4, 1955, for further hearing; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 44th street, East 45th street and 3rd avenue are in business and unrestricted use, B area, class 1½ height districts; 3rd avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 19, 1954 acting on amendment to N. B. Applic. 119-53, reads:

"1. The height of proposed building facing 44th and 45th streets for a distance more than 100 feet back of 3rd Ave. is contrary to Sec. 8(f) Art. III Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. 10 in. frontage by 155 ft. and 230 ft. in depth, irregular, presently vacant and used as a parking lot, with curb cuts on East 44th and East 45th streets, for which certificate of occupancy No. 42006 was issued on December 23, 1953; that it is proposed to build a first class air conditioned 19-story office building; that in 1953 under N. B. Applic. 119-53, drawings show use of maximum building volume permissible under zoning regulations; that in 1954

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the owners expressed willingness to forfeit approximately 1,179,000 cu. ft. of building volume normally permissible and usable under zoning setbacks and dormers regulations; that the owners now wish to build instead a much simpler cube form; that in order to do so, the street walls of the upper part (tower 9th to 19th floors) are set approximately 43 ft. back of the building line on the side streets and 24 ft. back on the avenue; that this will insure plentiful daylight and air to the streets, the avenue and the upper part of the building itself; and

WHEREAS, the owners request that in consideration of the benefit to the public domain resulting from giving up 1,179,000 cu. ft. of building volume, they be allowed to build approximately 14,350 cu. ft. in excess of the building envelope as follows: on East 45th street for a length of 40 ft. 6 in., or 26% of the street frontage; on 3rd avenue for a length of 70 ft., or 35% of the avenue frontage and on East 44th street for a length of 20 ft. or 8.7% of the street frontage; and

WHEREAS, the applicant states that the present owner has held title to the property since July 1, 1952 and that the assessed valuation of land is \$1,100,000; and

WHEREAS, the Board found that the extensions in height proposed were relatively minor and desirable as against other extensions which would be permitted, but are not to be constructed; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to height, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to the extension of height substantially as proposed and as indicated on plans filed with this application marked, "Received, September 15, 1954" (9 sheets) and October 8, 1954 (3 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

841-54-BZ

APPLICANT—Lama, Proskauer and Prober, for The Trustees of Sailors' Snug Harbor, owner.

SUBJECT—Application October 27, 1954 (decision of the borough superintendent), under sections 7c, 7A and 21 of the zoning resolution, to permit in a residence and local retail use district the inclusion of stores and restaurant on 1st floor of proposed class A multiple dwelling, with show windows and signs nearer the residence use district than is permitted.

PREMISES AFFECTED—9-21 5th avenue, east side, from East 8th street and East 9th street, 1-11 East 8th street and 2-10 East 9th street, Block 566, Lots 1, 2, 4, 5 to 12 inclusive, and 31 to 34 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 4, 1955, for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 8th street, and East 9th street are in residence and local retail use, C area, class 1½

height districts; 5th avenue is in a residence use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated October 15, 1954 acting on amendment to N. B. Applic. 60-53, reads:

"1. Proposed restaurant and stores in first floor of bldg., located partly in a Residence and partly in a Local Retail District is contrary to Sec. 3 Art. II Zoning Resolution.

2. Proposed show windows and signs for restaurant and stores are contrary to Sec. 7A Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 187 ft. 10 in. frontage by 200 ft. in depth; that the portion of the site within 100 ft. of 5th avenue and within 93 ft. 11 in. of East 9th street is in a residence use district and the balance of the site is in a local retail use district; that the entire site is in a C area district and a class 1¼ height district; that as of July 25, 1916 the entire premises were within a residence use district and received its present use designations on February 11, 1954; that as of July 25, 1916 the premises were in a class D area district and a 1½ height district and received its present area and height designation on July 12, 1945; and

WHEREAS, the applicant further states that the premises are presently being developed with a 19-story and penthouse apartment building of class 1 construction, having a frontage of 187 ft. 10 in. on 5th avenue, 200 ft. on East 8th street, 200 ft. on East 9th street and 187 ft. 10 in. on the easterly lot line; that previous to the start of the present development the premises were occupied as follows: lots 1, 2, 4, 5, 6 and 34 were developed with five story and basement buildings being used as follows: cellar, machine room and storage; basement, stores, restaurant, cabaret and banquet hall; 1st floor, bell room, cabaret, banquet hall, catering establishment and one basement; 2nd to 5th floors—vacant and unoccupied; that lot 7 was developed with a four story and basement building used as follows: cellar, basement, 1st to 4th floors—non housekeeping apartments; that lot 9 was developed with a three story and basement building used as follows: cellar—storage; basement—doctor's office and dwelling; 1st to 3rd floors—non housekeeping apartments; that lots 9 and 10 were developed with five story buildings used as follows: cellar—storage; 1st floor—2 apartments; 2nd to 3rd floors—one apartment each floor; 4th to 5th floors—two apartments each floor; lots 11 and 12 were developed with four story buildings as follows: cellar—storage; 1st floor—2 apartments; 2nd to 3rd floors—one apartment each floor; 4th floor—2 apartments; that lot 31 was developed with a three story and basement building as follows: cellar—storage; basement—store and one class A apartment; 1st to 3rd floors—class A apartments; that lot 32 was developed with a four story and basement building as follows: cellar—storage; basement—tailor shop; 1st to 4th floors—class A apartments; that lot 33 was developed with a four story and basement building used as follows: cellar—storage; basement—one apartment; 1st floor—offices; 2nd floor—two apartments; 3rd to 4th floors—one apartment each floor; that it is proposed to secure a variance of the building zone resolution in order to install a restaurant and stores on the 1st floor; and

WHEREAS, the applicant contends that the restaurant and stores as contemplated will face East 8th street and the store show windows will be set back of the building line so as to provide better pedestrian travel; that stores 1, 2, 3 and part of store 4 are within a local retail use district and are a permissible use and it is only intended to extend the balance of the store and the restaurant into the residence use district; that although the restaurant is within the residential portion of the plot, the exterior on 5th avenue and for a distance of 41 ft. 8 in. on East 8th street will be treated architecturally the same as the residential part of the building, giving no illusion of a business use; that there is a non-conforming use directly opposite the site in block 572, lot 44 in a residence zone; that the original buildings on lots 1, 2 and 4, before demolition, contained non-conforming uses and the proposed

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store and restaurant replaces said use in part but in a manner more in keeping with the affected area as it has developed; that inasmuch as there now exists a store in block 550, lot 23 the erection of store show windows and signs on the proposed building directly opposite the present store will not affect any of the adjoining properties; and

WHEREAS, the applicant states that the present owner has held title to lots 7 and 8 since August 12, 1947; lots 1, 2, 4, 32 and 34 since May 1, 1918 and to lots 5, 6, 9, 10, 11, 12, 31 and 33 since May 1, 1907; that the assessed valuation of land is \$595,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension into the more restricted district substantially as proposed and as indicated on plans filed with this application marked, "Received, October 27, 1954," (8 sheets), and under Section 7A to permit the show windows and signs for the proposed restaurant and stores as indicated on such plans *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the portion of the building in which the restaurant is herein permitted shall be of a residential type of design as to the exterior along Fifth avenue and East 8th street; that signs shall be restricted to the area as indicated on such plans for signs and shall comply with the requirements therefor; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 4, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

336-54-A

APPLICANT—Ashford Street Talmud Torah, owner.

SUBJECT—Application reopened December 14, 1954 and restored to docket—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—473 Ashford street, east side, 125 ft. south of Sutter avenue, Block 4048, Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Klein and Moses Zupnik.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, order No. 1689 issued by the Fire Commissioner February 19, 1954 and referred to in a decision of the Fire Commissioner dated April 23, 1954, reads:

"YOU ARE HEREBY ORDERED AND REQUIRED, within 30 days from the date of this service of order, to:

1. Install an adequate electric closed circuit interior fire alarm system in accordance with the Rules of the Board of Standards and Appeals and the enclosed approved layout. Sec. C19-487 E. "O.C.i. of the Administrative Code."

and

WHEREAS, the applicant states that the building is 3 stories, 35 ft. in height, 40 ft. by 70 ft. in area, of class 3 construction, erected 1919 located on a lot 60 ft. by 100 ft. in area, in a residence use, C area, class 1 height district and used and occupied since erection: cellar—boiler room and meeting room, 40 persons; 1st floor—synagogue, 100 persons; 2nd floor—class rooms and office, 60 persons; 3rd floor—class rooms, 40 persons; that the building is provided with an approved standpipe system, two interior 48 in. wide marble and steel stairs enclosed in brick, plastered, equipped with metal doors which are not self-closing; that one stair hall leads to roof bulkhead; that there is one exterior stairs on the rear extending to roof by stair with egress from its lower termination through a side yard on the premises; and

WHEREAS, violation No. 337 of 1954 was issued February 1, 1954 by the Borough Superintendent in that exit lights and signs were not properly maintained on all floors and exit doors on the 2nd and 3rd floors and to roof were blocked and not readily openable; and

WHEREAS, the applicant contends that the school is now equipped with a bell system controlled from the principal's office on the 2nd floor; that this system consists of a bell in the hall on each floor and also a bell in each classroom, all of which can be clearly heard by the pupils and teachers; that the building is provided with a standpipe system in good working order with hose located in the corridor of each classroom floor and easily accessible; that the pupils use only the 2nd and 3rd floors; that there are fire extinguishers on every floor; that there are two remote means of egress in the building provided with exit signs and lights and regular supervised fire drills are held at least once a month so that all occupants are familiar with exit facilities in the event of fire; that since many of the pupils attending school pay no tuition and that since the financial situation in the school is bad and the installation of an interior fire alarm system is very expensive, it is requested that the Board vary the requirements so as to accept the bell system in lieu of the interior fire alarm system; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner acting on Order No. 1689, Objection #1, dated April 23, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the continuation of the existing bell system, as proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that any and all violations shall be complied with; that a non-coin operated telephone system shall be installed and maintained on the premises in a position as may be determined by the Fire Commissioner; as shown on plans filed with this appeal marked "Received March 10, 1954" (5 sheets).

373-54-A

APPLICANT—Gismar Realty Corp., owner.

SUBJECT—Application May 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1985-1993 Jerome avenue, west side, 445 ft. 4 3/8 in. south of Burnside avenue, Block 2863, Lot 50, 2nd floor, Borough of The Bronx.

APPEARANCES—

For Applicant: David Geisinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1954 on amendment as to Alt. Applic. 997/53, reads:

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"3. Proposed increase in number of employees on 2nd floor for mfg. and increase in floor area for same is contrary to Bd. of S & A 1338-27-S. Note north stairway should extend to roof Sect. 270-4(d) Labor Law and to be enclosed in incombustible materials as per sec. 270 L. L. 4(a)."

and

WHEREAS, the applicant states the building is two stories, 108 ft. 4 in. by 75 ft. in area, of class 3 construction, erected 1919, located on a lot 108' 4" x 100' in area in a business use, B area, class 1¼ height district and used and occupied since prior to 1946 as follows: cellar—boiler room, storage of furniture, frames, storage of paper and paper cutting, 1 person; 1st floor—upholstering, printing, repairing and refinishing of furniture, manufacturing window shades and assembly of venetian blinds—25 persons; 2nd floor—manufacturing of clothing and refinishing of furniture—50 persons; that the building is provided with two interior, 4 ft. 2 in. wide steel stairs with concrete treads, brick enclosed, equipped with kalamein self-closing doors; that both stairs lead direct to street and one leads to roof bulkhead and the other is provided with ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #149 issued July 28, 1933 upon completion of work under Alt. Permit No. 394 of 1928 permits the following use and occupancy: 1st floor—stores, 120 lb. live load; number of occupants not stated; 2nd floor—light manufacturing for not more than 25% of the floor area, 120 lb. live load—15 persons; and

WHEREAS, on May 29, 1928 under Cal. No. 1338-27-S, the board modified fire department order No. 29021LD, item No. 1, requiring the extension of the interior stairway at the north side of the building to the roof to comply with section 270 of the labor law and order No. 29022LD, item No. 1, requiring that exit doors to interior stairs be arranged to open outwardly and modified a decision of the Borough Superintendent dated January 5, 1928 on N.B. Applic. 1178 of 1925 as to factory use in a business use district, on condition that the building be not increased in height or area and that the factory occupancy be limited to one room at the northeasterly front of building, restricted to light needlework industry with an occupancy not over 15 persons in single tenancy, and on the further condition that the factory use should at no time exceed 25% of the area of the building; and

WHEREAS, the applicant states that the south stairway extends from the street to the roof and is enclosed with fireproof material and constructed of steel and concrete; that the north stairway extends from street to 2nd floor enclosed with fireproof material and is constructed of steel and concrete; that there is a double rung iron ladder leading from 2nd floor to roof; that two of the cellar spaces are provided with stairways enclosed with fireproof material equipped with fireproof self-closing doors at cellar level; that these stairs lead to the 1st floor stores, and in addition there are adequate exits from the cellar leading to the rear yard; and

WHEREAS, the applicant states that the total area of the lot is 10,840 sq. ft. and that the total area in the building used for manufacturing will not exceed 7,760 sq. ft.; and

WHEREAS, the applicant contends that the building has sufficient and safe means of egress, especially in view of the small number of occupants that to be required to comply with the requirements of the labor law would entail a serious hardship on the owner; and

WHEREAS, the applicant states that it is proposed to install a sprinkler system throughout the building.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. No. 997/53, Objection 3, dated April 27, 1954, and that the appeal be and it hereby is *granted*; and that the resolution adopted by the Board on May 29, 1928, be and it hereby is *amended* to permit manufacturing, as proposed and as shown on plans filed with this appeal marked, "Received, May 6, 1954" (6 sheets), in the building provided the space occupied for manufacturing on the two floors does not exceed an area equal to the area of the lot; that the two means of exit, one leading to the roof by means of an enclosed

stair and the other by means of a double rung steel ladder within the stair enclosure shall be maintained in accordance with the requirements therefor; that a sprinkler system complying with the requirements therefor shall be installed and maintained; that any combustible materials used in any part of the premises shall be subject to permits issued by the Fire Commissioner; that the building shall not be increased in height or area; and that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable thereto.

781-54-A

APPLICANT—Abraham Grossman, for Olga Goth, owner.
SUBJECT—Application October 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-114 East 130th street, south side, 190 ft. east of Park avenue, Block 1778, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman and Adolph Goth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated September 16, 1954, on Alt. Appl. 1206 of 1954, reads:

"Proposal to occupy the 2nd floor of subject Class 3 bldg. as a garage is contrary to 4.2.1. B.C."

and

WHEREAS, the applicant states the building is two stories, 33 ft. in height, 75 ft. front by 90 ft. 11 in. in depth, of Class 3 construction, erected in 1917, located in an unrestricted use, B area, Class One and one-half height district, and used and occupied since 1947, as follows: Cellar—Boiler room, one person; 1st floor—Iron shop, office, storage of two motor trucks, 30 persons; 2nd floor—Roofing and Sheet Metal Machine Shop, five persons; Mezzanine—Locker room, and now proposed to be used and occupied as follows: Cellar—Boiler room, one person; 1st floor—non-storage garage, 2 persons; Mezzanine—Locker room, one person; 2nd floor—non-storage garage, two persons; the building is provided with two 3 ft. 8 in. wide interior fireproof stairs, fireproof enclosed equipped with fireproof self-closing doors, one of which leads to roof bulkhead and the other is provided with a ladder and scuttle to roof; both stairs lead direct to street; and

WHEREAS, Certificate of Occupancy #593 issued on NB App 64 of 1917, permits the basement to be used as a boiler room and the first floor and the floor above to be used as a garage with an occupancy of fifteen persons on each floor; and

WHEREAS, Certificate of Occupancy #31465 issued January 9, 1946, upon completion of work under Alt. App. 1492 of 1945, permits the following use and occupancy: Basement—Boiler room; First story, iron shop, 120 lb. live load, 30 persons; Mezzanine, locker room, 30 persons; 2nd story—roofing and sheet metal and machine shop, 120 lb. live load, number of persons not stated; and

WHEREAS, Certificate of Occupancy #32525 issued February 14, 1947, upon completion of work under Alt. App. 1302 of 1946, permits the following use and occupancy: Cellar—boiler room; first floor, iron shop, office and storage of two motor trucks on ramp, 30 persons; Mezzanine—Locker room, 30 persons; 2nd story—roofing and sheet metal machine shop, five persons; and

WHEREAS, the applicant states that the building is of fireproof construction throughout with the exception of the main roof and the extension roof, the construction of which consists of wood beams resting on steel protected on the underside with wire lath and cement mortar; and

WHEREAS, the applicant contends that in view of the fact that the building was erected as a garage and was used as such for a period of 29 years and in view of the fact that a new

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fireproof stair and fireproof stair enclosure leading directly to street with ladder and scuttle to roof was installed under Alt. App. 1302 of 1946, and in view of the necessity for additional parking space in the area substantial justice will be done and the public welfare and safety secured by the granting of this appeal; and

WHEREAS, the applicant states that the gasoline tanks will be removed and no gasoline will be sold in the building; and

WHEREAS, the applicant states that the owner has a garage located at 342 East 122nd Street, Manhattan, which has been taken by the City in condemnation proceedings for a housing project, and that the building now in question was purchased by the owner for the purpose of transferring the garage business from the existing building at 342 East 122nd Street to the building in question; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1206-54, obj. #1, be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, to permit the building throughout to be occupied as a public non-storage garage *on condition* that the building shall not be increased in height or area and shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received, October 14, 1954" (8 sheets); that the existing gasoline tanks shall be removed or filled and the pumps removed to the satisfaction of the Fire Commissioner; that the building shall be occupied for no other use than as herein permitted; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application for consideration—reopening and restore to docket, subject to regular procedure—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street, Block 3302, Lots 23, 24 and 25, Borough of the Bronx.

APPEARANCES—

For Applicant: Benjamin Zlochower and Daniel Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

158-54-A

APPLICANT—Arthur E. Cooney, for Santa Realty Co., owner.

SUBJECT—Application March 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—7 East 47th street, north side, 175 ft. east of 5th avenue, Block 1283, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

371-20-BZ

APPLICANT—Leonard F. Rothkrug, for Tri-Line Used Cars, Inc.

SUBJECT—Application for consideration—reopening as to amendment and blocking certain front windows—re Application (decision of the borough superintendent), previously granted on condition, under sections 7b and 7e of the zoning resolution, permitting partly in a business district and partly in a residence district the erection of a building to be occupied as automobile showrooms and service station.

PREMISES AFFECTED—1618-1642 Bedford avenue, west side, between Crown and Carroll streets, Block 1287, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1920, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1920, by adding thereto:

"that in the event the owner desires to change the construction of windows and doors on the Bedford avenue and Crown street fronts, such alterations may be made as indicated on revised plans marked 'Received December 8, 1954' (2 sheets), and as passed on by the Borough Superintendent on December 6, 1954, under Alt. App. 4503/54, *on condition* that such proposed construction shall be in accordance with the requirements of the Code therefor and in all other respects the building and occupancy shall comply with the requirements of the above cited resolution."

272-22-BZ—Vol. IV

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the extension in area and uses of existing gasoline service station (previously granted by the Board), to include the additional use of motor vehicle repair shop within the accessory building of service station and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—69-02 Queens boulevard, southwest corner of 69th street, Block 2432, Lots 9 and 18, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on January 27, 1953, on certain conditions; and

WHEREAS, the resolution was further amended on May 19, 1953; and

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WHEREAS, time to obtain permits and complete the work was extended on October 6, 1953 and June 15, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1922, as thereafter *amended* by resolutions adopted through June 15, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially completed, that all permits required including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Misc. App. 347/53; Alt. App. 1214/51)

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application for consideration—reopening and amendment to include motor vehicle repairing—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 19A of the zoning resolution, permitting in a residence and business use district the maintenance of legal use of public garage, store and one family dwelling and permitting the continuance of present use of motor vehicle repairing, and permitting the proposed opening in rear wall between buildings, and permitting the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on October 19, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1954, by adding thereto:

"that as proposed there may also be permitted under section 7i motor vehicle repairing with hand tools only maintained within the building, as proposed on plans filed marked 'Received May 11, 1954', on condition that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 3668/53)

384-25-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 547 West 133rd Street Corp., owner (Reliable Garage, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of motor vehicle repairs, painting, spraying, welding and body and fender work, to existing storage garage for more than five motor vehicles.

PREMISES AFFECTED—547-551 West 133rd street, north side, 175 ft. east of Broadway, Block 1987, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 15, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 22, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 15, 1953, as thereafter *amended* by resolution adopted on June 22, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is approximately half completed, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution" (153/53).

247-35-BZ—Vol. II

APPLICANT—De Rose and Cavalieri, for Henry Sauer, owner.

SUBJECT—Application for consideration—reopening and as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use E area district, the erection and maintenance of a lunch wagon (restaurant) nearer to the street line than is permitted.

PREMISES AFFECTED—3007 East Tremont avenue, northeast corner of Ericson place, Block 5381, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony M. De Rose.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 12, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1954, by adding thereto:

"that there may be a cellar constructed under the building; that the area of the building may be as permitted by the Board in the resolution above cited as an extension of area and irrespective of change of E area zoning, the variance may be continued as shown on plan filed with this request for amendment dated December 10, 1954 (1 sheet) and as passed on by the Borough superintendent under NB 273/53, Objections 3 to 6." (N. B. 273/53)

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38-40-BZ

APPLICANT—John Fitzsimons, for Sinclair Refining Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a residence and partly in a business use district, for a term of years, the parking and storage of more than five motor vehicles on that portion of the plot within the business use district.

PREMISES AFFECTED—87-68 170th street, west side, 58.95 ft. south of Hillside avenue, Block 9825, Lot 21, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 15, 1940, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 6, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 16, 1948 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision f for a term of two years, from the date of this amended resolution, to permit * * *; that other than as herein amended the resolutions above cited shall be complied with in all respects and that a new certificate of occupancy shall be obtained." (Alt. App. Misc. 6589-39)

530-42-BZ—Vol. III

APPLICANT—Imre Chairman, for Samuel Rudin and Jacob Schif, owners. (Waverly Parking Place, lessee.)

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a local retail use district, the parking and storage of more than five motor vehicles for a term of three years.

PREMISES AFFECTED—358-374 Avenue of the Americas, east side, from Washington place to Waverly place, 126-130 Waverly place and 87 Washington place, Block 552, Lot 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Imre Chairman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time to complete and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on November 14, 1950, on certain conditions; and

WHEREAS, the resolution was amended on May 1, 1951; and

WHEREAS, the term of variance and time to complete were extended on December 9, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 9, 1952 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years, from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy shall be obtained and all work completed within three months from the date of this resolution" (Alt. 1347/50).

95-45-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Hartwiger Garage Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, C area district, the extension of an existing garage for more than five motor vehicles and gasoline service station, the buildings as extended being in excess of the area permitted by the zoning resolution.

PREMISES AFFECTED—87-24 to 87-38 Lefferts boulevard, west side, 190 ft. south of Jamaica avenue, Block 9328, Lots 16, 18, 20 and 22, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on November 15, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 27, 1950; and

WHEREAS, the term of variance was extended on December 11, 1951 and December 15, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, the term of variance was extended for two years on December 15, 1953, to expire on December 15, 1955.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 20, 1945, as thereafter amended by resolutions adopted through December 15, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. 3380/48)

781-46-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for 229 Pulaski St. Corp., owner (Eskay Carpet Co., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of fifteen years, the change in use from paper box manufacturing on the 1st

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and 2nd floors (previously granted by the Board) to storage and distribution of floor tile, metal shapes, adhesives and loading and unloading on 1st floor, and on the 2nd floor to manufacture of counters, bars, tables, polishing, drilling and cutting of metal shapes, storage and wrapping of metal shapes and floor tile.

PREMISES AFFECTED—235-243 Pulaski street, north side, 264 ft. 6 in. east of Throop avenue, Block 1773, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1947, as thereafter *amended* by resolutions adopted through June 29, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially completed, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution” (Alt. 56/54).

866-48-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Isadore Golub and Charles Saul Shapiro, owners.

SUBJECT—Application for consideration—reopening and amendment as to removal of pumps and rearrangement of tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail and residence use district, the extension in use and area of existing gasoline service station (lot 29), lubritorium, auto laundry, motor vehicle repair shop, parking and storage of motor vehicles and office (previously granted by the Board) and permitting the demolition of all buildings on lots 26 and 28 except concrete block (carpenter shop), to be used for storage of auto accessories, and permitting the addition of four 550 gallon gasoline storage tanks and two dispensing pumps.

PREMISES AFFECTED—108-01 to 108-13 Atlantic avenue and 91-47 to 91-55 108th street, northeast corner, Block 9315, Lots 26, 28 and 29, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 5

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on June 29, 1954, on certain conditions; and

WHEREAS, the resolution was further amended on December 7, 1954; and

WHEREAS, the applicant requested another amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1949, as *amended* by resolutions adopted through December 7, 1954, by adding thereto:

“that two pumps as shown toward the intersection of 108th street and Atlantic avenue may be removed and proposed gasoline tanks relocated, as indicated on revised plan marked ‘Received December 9, 1954’ (1 sheet), and as passed on by the Borough Superintendent under Alt. App. 2308/53, Objection 1, dated November 30, 1954, on condition that in all other respects the resolutions above cited shall be complied with.”

579-49-BZ

APPLICANT—Erna Wulhelm, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in use of a room in existing one family dwelling to beauty parlor for a term of five years.

PREMISES AFFECTED—95-14 129th street, west side, 125.10 ft. south of 95th avenue, Block 9470, Lot 13, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Erna Wulhelm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 10, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 10, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“* * * granted under Section 7, subdivision e for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein amended the resolutions above cited shall be complied with in all respects; and that all permits including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution” (Alt. 1525/49).

404-52-BZ

APPLICANT—Ingram S. Carner, for Harold Foley, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business and restricted use district the reconstruction and extension of existing gasoline service station to include adjoining existing lot used for parking and storage of motor vehicles, to include gasoline service station, motor vehicle repairs and office; and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—86-10 Whitney avenue, southwest corner of 88th street, Block 1579, Lot 20, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1952, as thereafter *amended* by resolution adopted on November 10, 1953, by adding thereto:

“that the plans indicated in the resolution adopted December 9, 1952, shall be *amended* to read: ‘As indicated on plans filed with this application marked “Received May 29, 1952” (5 sheets) and October 3, 1952 (1 sheet)’; and to *amend* as to the number of gasoline storage tanks so that as *amended* this portion shall read:

“that the number of gasoline storage tanks shall not exceed ten (10) approved 550 gallon tanks, as indicated on revised plans marked ‘Received December 9, 1954’ (1 sheet), as passed on by the Borough Superintendent under Misc. App. 6523, objection dated December 6, 1954”.

889-52-BZ

APPLICANT—A. L. Andujar, for Texas Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry to gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union street and 137-89 Northern boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that permits have been obtained and contracts were awarded, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution” (71/52).

31-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Jabe Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to obtain a certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the occupancy of welding, body and fender work, incidental paint and spray work, storage of air compressors, servicing of air compressors, office and sales of air compressors and permitting the existing structure to remain for a term of years.

PREMISES AFFECTED—3429-3441 Atlantic avenue and 320-322 Autumn avenue, northwest corner, Block 4148, Lot 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 15, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on March 23, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that work was completed in September, 1954, and an application is pending for a new certificate of occupancy that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution” (Alt. 3245/52).

66-53-BZ

APPLICANT—Max Rosenfeld, for John Miro, owner.

SUBJECT—Application for consideration—reopening as to amendment and revision of plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use, E-1 area district, the extension to existing stores, without the required setbacks, for each street and using more than the area permitted.

PREMISES AFFECTED—141-15 to 141-25 224th street, and 224-09 to 224-11 141st road, northeast corner, Block 13152, Lot 35, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Rosenfeld and John Miro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, by adding thereto:

"that the arrangement of proposed buildings may be in accordance with revised plans marked 'Received December 15, 1954' (2 sheets) as passed on by the Borough Superintendent under Alt. App. 2766/52, objection dated November 16, 1954, *on condition* that the resolution above cited shall be complied with in all other respects."

362-53-BZ

APPLICANT—Herman E. Horwood, for Longwood boulevard Realty Agency, owner (Hyman Abramowitz, lessee).
SUBJECT—Application for consideration—reopening and extension of time to obtain certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district the maintenance of an existing motor vehicle repair shop in part of structure.

PREMISES AFFECTED—800-816 Southern boulevard and 1035 Longwood avenue, northeast corner, Block 2732, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 27, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially completed, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (252/53)

430-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Roth, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning application permitting in a retail use district the reconstruction and extension of existing gasoline service station to include lubricatorium, auto laundry (non-automatic) motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—160-05 to 160-19 46th avenue and 48-82 to 48-90 161st street, northwest corner, Block 5439, Lot 91, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 22, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on March 2, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 22, 1953, as thereafter *amended* by resolution adopted on March 2, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the contract is about to be let, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1855/53)

784-53-BZ

APPLICANT—Lama, Proskauer and Prober, for J. R. V. Building Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in the residence use portion, the maintenance of existing class 5 building used for the manufacture of cast stone and the storage of cut stone in the open portion of lot; and permitting new curb cuts in the residence use district portion of lot (lot in residence and unrestricted use district).

PREMISES AFFECTED—2266-2284 59th street and 5902-5912 23rd avenue, southwest corner, Block 6548, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been filed with the Department of Housing and Buildings but not yet approved, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

(Alt. 3844/53)

845-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Max, Isidore and Jacob Lapidus, owners.

SUBJECT—Application for consideration—reopening and

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approval of working plans and imposition of conditions—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubratorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—505-517 Utica avenue, east side, 80 ft. north of Rutland road, Block 4591, Lots 48 and 51, inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Working drawings approved and conditions imposed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standard and Appeals does hereby *approve* working plans marked, "Received, August 4, 1954" (two sheets) as in substantial compliance with the resolution adopted June 29, 1954, *on condition* that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be no cellar under the building; that the building shall be faced with face brick, and shall in all other respects comply with the requirements of the Building Code; that the pumps shall be of a low approved type, erected not nearer than fifteen feet to the street building line; that gasoline storage tanks shall be limited to ten 550 gallon approved tanks; that all sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that new curb cuts shall consist of three 25 feet in width each; that no portion of any curb cut shall be nearer than five feet to a side building line as prolonged; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting within the building line one post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than four feet; and to permit under Section 7i for a similar term repairing with hand tools only within the accessory building; and under Section 7h for a similar term the parking and storage of motor vehicles to be parked within the area proposed and not to interfere with the servicing of the station; that in addition to the above conditions, all conditions as set forth in resolution adopted June 29, 1954 not included in this resolution shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution. (N. B. 1200/53)

859-53-BZ

APPLICANT—M. Martin Elkind, for Larry-Allen Properties, owner.

SUBJECT—Application for consideration—reopening and amendment as to additional exterior stair for cellar—re Application (decision of the borough superintendent), previously granted, under sections 7e, 7A, 21 and 7h of the zoning resolution, permitting in a residence and business use D area district, the erection and maintenance of retail stores, using more than the area permitted, with signs in residence use district and with show windows

nearer the residence use district, than is permitted, and permitting the parking of patrons' motor vehicles in residence use district.

PREMISES AFFECTED—138-38 to 138-54, 84th Drive and 138-01 to 138-07 Queens boulevard, southeast corner, Block 9649, Lot 44, Briarwood, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, by adding thereto:

"that in the event the owner desires to install an additional stairway from cellar to grade, as proposed and as shown on plans filed with this request for amendment marked 'Received December 10, 1954' (1 sheet), such additional stairway may be constructed, provided that in all other respects the resolution above cited shall be complied with and the construction of stairs complies with the requirements of the Code." (N.B. 4122/53)

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner, Block 3949, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is substantially complete, that all permits required shall be obtained and

MINUTES

all work completed within six (6) months from the date of this *amended* resolution." (Alt. 5150/53)

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Company, lessee).

SUBJECT—Application for consideration—reopening and consider revised plans in substitution for plans as approved in resolution adopted April 20, 1954—re Application (decision of the borough superintendent), previously granted on condition, under sections 7A, 7c and 21 of the zoning resolution, permitting in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office and permitting a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, for Springfield boulevard to Braddock avenue, Block 10689, Lot 1, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II and set for hearing February 1, 1955, at 10 A.M., waiving all requirements except new decision of the Borough Superintendent and the legal publication in the Bulletin; also to permit examination of revised plans which have been filed for the Board's consideration, superseding previously filed plans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

254-45-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Titus Motors Inc., owner.

SUBJECT—Application for consideration—reopening as based on alleged new facts—re Application (decision of the borough superintendent), previously denied, under sections 7c, 7f and 7h of the zoning resolution, to permit in the local retail use district portion of a plot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories and office and to permit the parking of cars waiting to be serviced and to permit the extension of existing building with fireproof roof supported on lally columns, to display used cars (previously granted by the Board as show room, motor vehicle repairs, using more than the area permitted, with an entrance more than 25 ft. from intersection and the installation of one 550 gallon gas tank and one dispensing pump within building) and to permit the parking and storage of new and used motor vehicles in the residence use district portion of plot at rear of existing building.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 De Foe street, Block 12718, Lot 1, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, for rehearing based on substantial new facts, which consist of consents of adjoining owners who previously objected and a rearrangement of the proposed gasoline station with pumps set back 15 feet from Merrick boulevard and landscaped areas to be maintained and also the elimination of the splay with canopy in connection with the sale of used cars.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0
Absent: Deputy Chief Connors 1

747-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Anthony J. Daidone, for Danexter Realty Corporation, owner (Mapleton Live Poultry Market, lessee).

SUBJECT—Application for consideration—reopening and as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the proposed extension of an existing building used as a poultry market and slaughtering of poultry (previously granted an extension by the Board); the proposed extension to be for mercantile use, the poultry market not to be extended except for loading and unloading at the rear and for the proposed plucking room.

PREMISES AFFECTED—6224 17th avenue and 1685-1693 63rd street, northeast corner, Block 5531, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on February 1, 1955, at 10 A. M., waiving all requirements except legal publication in the Bulletin and new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

815-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application for consideration—reopening as to rehearing based on substantial new facts as alleged—re Application (decision of the borough superintendent), previously denied, under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

35-45-SM

APPLICANT—Russell & Erwin Division of American Hardware Corp., owner.

SUBJECT—Application for consideration—reopening and for report as to model number—re Russwin Panic Bolts, Types 564, 564½, 566, 567, 567½, Types 80, T80, 86, T86, 86NT, T86NT, 86½, T86½, 86½NT, 87, T87, 87½, 88, T88, 89, T89, 89A, T89A, 280, T280, 080, T080, 40, 43 x 45, 45, 60, 63 x 65, 65, 165, 66, NT66, 66½, NT66½, 67, 67½, 68, 69, 69A, 90, 96, 96½, 97, 97½, 98, 99A, 99, 168, 240, 260, previously approved.

APPEARANCES—

For Applicant: James J. Braiden.

ACTION OF BOARD—Application reopened for report as to model number.

THE VOTE—

MINUTES

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

480-50-SM—Vol. II

APPLICANT—James L. Kempthorne, for Sprayon Insula-
tion and Acoustics Inc., owner-manufacturer.

SUBJECT—Application for consideration—reopening as
Vol. II and to dismiss Vol. I—re SprayKote Firetest Fibre
No. 1102A.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as 480-50-SM,
Vol. II, new owner and to dismiss as to 480-50-SM,
Vol. I, former owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

489-52-SM—Vol. II

APPLICANT—Tectum Corporation, owner.

SUBJECT—Application for consideration—reopening as
Vol. II and for test and report as to additional thickness—
Tectum Roof Plank (incombustible), Models A-2 and A-3;
previously approved.

APPEARANCES—

For Applicant: Harold Perrine.

ACTION OF BOARD—Application reopened as Vol. II
for test and report to consider additional thickness.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

1-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating
Corporation, owner.

SUBJECT—Application for consideration—reopening as to
additional listing—re Delta Suspended Oil Fired Furnace,
Models SU-90, SU-110, SU-160 and SU-210, previously
approved.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Application reopened for report as
to additional listing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

2-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating
Corporation, owner.

SUBJECT—Application for consideration—reopening as to
additional listing—re Delta Oil Fired Unit Heater, Models
UH-220, UH-196, UH-168, UH-140 and UH-112, previously
approved.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Application reopened as to report
for additional listing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards
and Appeals held on December 14, 1954, as they appeared in
Bulletin No. 51, Vol. 39, are hereby corrected to read as
follows:

239-54-A

APPLICANT—Arthur Levine, for Irving Goldberg, owner.
SUBJECT—Application March 5, 1954—Appeal from a de-
cision of the borough superintendent.

PREMISES AFFECTED—725 Union street, north side, 69
ft. west of 5th avenue, Block 952, Lot 43, Borough of
Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine and Abraham Farber.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated
February 5, 1954, on Alt. App. 122/54 reads:

"2. Live load of 3d & 4th floors to be adequate for 120
lbs. per sq. ft. Sect. 7.3.2.3 of Bldg. Code.

3. Provide fireproof passage on 1st floor for egress
from rear stairway as per Rule #6 of B.S.A. Factory
Rules.

4. Provide two legal exists from cellar leading direct
to street as per 271 of Labor Law."

and

WHEREAS, this appeal was withdrawn July 13, 1954, with-
out prejudice for the purpose of obtaining a new decision of
the borough superintendent; and

WHEREAS, this appeal was reopened and restored to the
docket September 21, 1954; and

WHEREAS, the decision of the borough superintendent, dated
August 12, 1954, on Alt. App. 122/54, reads:

"2. Live load of 3d and 4th floors to be adequate for
120 lbs. per sq. ft. as per sect. 7.3.2.3 Bldg. Code.

3. Provide fireproof passage on 1st floor for egress
from rear stairway as per Rule #6 of B.S.A. Factory
from stairway in rear as per Rule #6 of B.S. & A.'s
Factory Rules.

4. Provide two exits from cellar leading direct to street
as per sect. 271 Labor Law."

and

WHEREAS, the applicant states the building is 4 stories, 60
ft. in height, 30 ft. by 85 ft. in area, Class 3 construction,
erected prior to 1911 on a lot 30 ft. front by 95 ft. irregular
in depth, in a business use, B area, Class 1½ height district;
used and occupied since 1946: cellar—boilerroom, storage and
manufacture of trunks, 4 persons; 1st floor—store and manu-
facture of trunks, 5 persons; 2nd floor—manufacture of
blouses, 28 persons; 3rd floor—vacant; 4th floor—manufac-
turing slippers, 24 persons; and

WHEREAS, Certificate of Occupancy #11387 issued March
11, 1946, upon completion of work under Alt. App. 3679/45
permits the following use and occupancy: cellar—boilerroom
and ordinary storage; 1st floor—store, 5 persons, 120 lb. live-
load; 2nd floor—light manufacturing, 28 persons, 120 lb. live-
load; 3rd and 4th floors—sale and display of light merchandise,
9 persons and 75 lbs. liveload each floor; and

WHEREAS, the applicant states that it is proposed to use and
occupy the building as follows: cellar—boilerroom, storage
and manufacturing trunks, 4 persons; 1st floor—store and
manufacturing trunks, 5 persons; 2nd floor—manufacturing
blouses, 20 persons; 3rd floor—manufacturing of a type per-
mitted in a business district, 24 persons; 4th floor—manufac-
turing slippers, 24 persons; that the building is provided with
one interior wood stairs, 4 ft. wide, enclosed in partitions
of wood stud, covered with metal lath and ¾ in. plaster both
sides, equipped with 1-hour test fireproof, self-closing doors;
that the stairhall leads directly to street and is provided with
ladder and scuttle to roof; that there is one fire escape on the
front extending to street by stair; window and door openings
on course of fire escape are fireproof, self-closing; and

WHEREAS, Violation 1471/54 was issued by the borough
superintendent for deviation from certificate of occupancy
113877; and

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

WHEREAS, the applicant states the building was built prior to 1911 and occupied for store, dancehall and meeting rooms under Permit #31/11; that Alt. App. 336/20 was issued May 3, 1920 describing the occupancy as storage and manufacturing; and the building was used for manufacturing marine upholstery and for storage; that on September 13, 1921 the Board under Cal. 652-21-S granted a variation from the requirements of the Labor Law as to means of egress, at which time the building was occupied as follows: 1st floor—manufacturing mattresses, 3 persons; 2nd floor—manufacturing ice, 2 persons; 3rd floor—manufacturing mattresses, 6 persons; 4th floor—mattresses, 4 persons; that Certificate of Occupancy 2834-A was issued May 8, 1922, based on Alt. App. 18488/21, which permitted the following occupancy: 1st floor—store; 2nd, 3rd and 4th floors—dancehall and meeting rooms; that the present certificate of occupancy #113877 was issued March 11, 1946; that the building is provided with a fully enclosed fire-retarded stairhall from 4th to 1st floor, with fire-retarded passageway leading directly to street, equipped with 1-hour fireproof self-closing doors at all floor openings; there is an approved fire escape at the front; that there are now three means of egress from cellar, one leading direct to street and the other two exit to the 1st floor store; and

WHEREAS, the applicant states it is now proposed to install an enclosed fireproof stairway from the cellar to first floor passageway which leads direct to street; to install a fire alarm system on all floors and to make minor alterations as indicated on plans of proposed conditions filed with this appeal and to obtain a certificate of occupancy for the following use and occupancy: cellar—boilerroom, storage and manufacturing trunks, 4 persons; 1st floor—store and manufacturing trunks, 5 persons, 120 lbs. liveload; 2nd floor—manufacturing blouses, 28 persons, 120 lbs. liveload; 3rd floor—manufacturing of a type permitted in a business district, 24 persons, 75 lb. liveload; 4th floor—manufacturing slippers, 24 persons, 75 lbs. liveload; and

WHEREAS, the applicant contends as to Objection 2 that he has been informed the existing floor loads on the 3rd and 4th floors and adequate to sustain the present load; and

WHEREAS, the applicant contends as to Objection 3, that he has been informed and believes the present passageway on the 1st floor presents a safe condition; that it is 4 ft. 6 in. wide and the ceiling and wall partitions are all 1-hour fire-retarded partitions of wood studs covered with metal lath and $\frac{3}{4}$ " p.c. mortar on both sides; that the ceiling in cellar under 1st floor passageway and stairs is fire-retarded with $\frac{1}{2}$ in. plasterboards covered with 26 gauge metal; that the occupancy is only 48 persons above the 2nd floor; that the building is only 4 stories high with a fully enclosed fire-retarded stairhall and an approved fire escape and will be equipped with a fire alarm system; and in view of all these facilities, the applicant believes the conditions shown for the building are adequate to safeguard the occupancy; and

WHEREAS, the applicant contends as to Objection 4, that he is informed and believes the existing exit facilities from cellar will adequately safeguard the occupants of the building because the human occupancy is limited to 4 persons in the

cellar and the occupancy of cellar is occasional rather than continuous; that there are three existing and proposed means of egress from cellar consisting of a stairway direct from cellar to street covered by a steel sidewalk cover at front of building; a 3 ft. 8 in. wide fireproof enclosed stairway at southeasterly corner of cellar leading up to the 1st floor store with head of stairway located less than 10 ft. from street door and a 3 ft. 11 in. wide enclosed stairway at the northwest corner of the building; that this stairway is proposed to be enclosed at the 1st floor so that it leads direct to present 1st floor passageway which leads direct to the street; and

WHEREAS, the premises were inspected by a committee of the Board which recommends that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent acting on Alt. App. 122 of 1954, Objections 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing live load of 100 lbs. per superficial foot shall be maintained on the upper floor and that such load shall be posted and maintained to the satisfaction of the borough superintendent; that as to Objection No. 3, the existing fire retarded passage on the street floor from the primary means of exit, consisting of a stairway at the rear, with enclosed passage to the street may be accepted provided such passage is fire retarded on the interior on the walls and ceiling and also on the cellar ceiling below such passage; and that the primary means of exit shall comply with the requirements and shall be maintained to the satisfaction of the borough superintendent; as to Objection No. 4, the proposed two means of exit from the cellar as indicated on plans filed with this appeal marked "Received, March 5, 1954" (4 sheets), "September 10, 1954" (2 sheets) and "October 20, 1954" (1 sheet), may be maintained *on condition* that the manufacturing use in the cellar shall not exceed what is now proposed; that the opening beyond the building line from one of the cellar exits shall be fitted with an easy opening device from the cellar side and that no padlock shall be maintained on the outside; that in all respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this date under Cal. No. 362-46-BZ, Vol. 11; that there shall be a ladder and scuttle to roof from the top story in the main stair hall; that the fire escape on the front of the building shall be maintained as proposed with counter-balanced ladder to street; that in all other respects the building and occupancy shall comply with the requirements of the Building Code as to construction and occupancy, and shall not be increased in height or area and that the existing stairway from the cellar to the first floor shall also be maintained and new stairway enclosed as proposed, from cellar to street floor; that an approved fire alarm system shall be installed and maintained throughout the building as proposed; that a new certificate of occupancy shall be obtained, superseding all previously issued certificates.

* Correction—Date of receipt of plans corrected to read as indicated in the resolution.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 3

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF EDWARD CONNORS

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

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Address all communications to the Chairman

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10. A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

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988-54-A—H.B.B.—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn, Alt. 1538-54—re egress.

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990-54-BZ—H.B.Q.—53-31 Marathon parkway, northeast corner of Horace Harding Expressway, Block 8240, Lot 6, Little Neck, Borough of Queens, Alt. 2947-54—re setbacks, sideyards.

991-54-BZ—H.B.Q.—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens, Alt. 2117-54—re proposed extension of business structure into residence use district.

992-54-BZ—H.B.M.—59-65 West 39th street and 1040-1052 Avenue of the Americas (6th), northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan, Amendment to Alt. 1463-54—re street wall setbacks and loading berths.

993-54-A—345-351 West 35th street, north side, 266 ft. 4 in. east of 9th avenue, Block 759, Lot 14, Borough of Manhattan, Alt. 1556-54—re exit.

994-54-A—H.B.M.—7-9 West 18th street, north side, 184 ft. 4 in. west of 5th avenue, Block 820, Lot 33, Borough of Manhattan, Alt. 1235-54—re egress.

995-54-BZ—H.B.M.—1801-1805 Park avenue and 107-109 East 124th street, northeast corner, Block 1773, Lots 1, 2, 5 and 6, Borough of Manhattan, Alt. 400-54—re proposed carpet cleaning use in business district.

996-54-BZ—H.B.B.—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn, N.B. 1611-54—re gasoline service station—proposed reconstruction, etc.; curb cut, etc.

997-54-BZ—H.B.R.—24 Nelson avenue, southwest corner of Giffords Lane (Glen), Block 5429, Lot 31, Great Kills, Borough of Richmond, N.B. 1019-54—re erection and maintenance of gasoline service station, etc.

998-54-BZ—H.B.M.—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan, Alt. 10-54—re alteration of existing gasoline service station, lubritorium, sale and display of not more than 5 cars, etc.; curb cut.

999-54-BZ—H.B.Q.—183-01 Horace Harding expressway and 58-49 183rd street, northeast corner, Block 7067, Lot 11, Fresh Meadows, Borough of Queens, Alt. 2730-54—re relocation of retail store (bar and grill and restaurant) and 1 family dwelling from a retail use district to a residence use district.

1000-54-BZ—H.B.B.—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn, Alt. 5035-54—re proposed extension of parking lot in retail use district into residence use district.

1001-54-BZ—H.B.M.—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan, Alt. 2002-54—re alteration of gasoline service station, etc.

1002-54-SA—Ritter Dental Unit, Model G, Types 1-6 inclusive, manufactured by Ritter Co., Inc., Appliance.

1003-54-SA—Linde Liquid Transport Semi-Trailer for liquid oxygen and Argon, Models 250 and 300, manufactured by Linde Air Products Co., Division of Union Carbide and Carbon Corp., Appliance.

1004-54-SA—Linde Liquid Servicing Container for Oxygen, Nitrogen and Argon, Model 12, manufactured by Linde Air Products Co., Division of Union Carbide and Carbon Corp., Appliance.

1005-54-SA—Linde Liquid Storage Tank for Oxygen, Nitrogen and Argon, Models LO300, LO600 and LO1500, manufactured by Linde Air Products Co., Division of Union Carbide and Carbon Corp., Appliance.

1006-54-SA—Linde Liquid Storage Tank with Pumping Unit, Models LO300, LO600 and LO1500, manufactured by Linde Air Products Co., Division of Union Carbide and Carbon Corp., Appliance.

1007-54-SA—Magic Chef Space Heater (pot type), Models OH14, OH27, OH34, OH40, OH41, OH55, OH57, OH66 and OH80, manufactured by Magic Chef, Inc., Appliance.

1008-54-SM—American Steel Deck, Closed Rib, Type R, manufactured by American Steel Band Co., Material.

1009-54-SM—American Steel Deck, Open Rib, Type P, manufactured by American Steel Band Co., Material.

1010-54-SM—American Steel Flooring, Type OP, manufactured by American Band Co., Material.

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1011-54-SM—American Steel Flooring, Type OF, manufactured by American Steel Band Co., Material.

1012-54-SM—American Insulated Wall Panel, manufactured by American Steel Band Co., Material.

1013-54-SA—Rowe Automatic Milk Vending Machine, Model 16, manufactured by Rowe Manufacturing Co., Inc., Appliance.

1014-54-SA—Sonic Ray Heaters (gas-fired), Models D, F, T, AD, AF and AT, manufactured by The Bica Co., Appliance.

1-55-BZ—H.B.B.—107-24 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands avenue and 901-911 East 107th street, southeast corner, Block 8215, Lot 39, Borough of Brooklyn, N.B. 1478-54—re refreshment stand and parking for patrons' cars.

2-55-BZ—H.B.B.—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn, Alt. 4208-54—re extension of post office building; rear yard.

3-55-SM—Fry Dovetail Anchor Slot, manufactured by Fry Reglet Corp., Material.

4-55-SM—Fry Sash Reglet, manufactured by Fry Reglet Corp., Material.

5-55-SM—Fry Springlok Flashing Reglet (flashing of roofs), manufactured by Fry Reglet Corp., Material.

6-55-SM—Fry Dovetail Inserts (cast in ceilings for hanging duct work), manufactured by Fry Reglet Corp., Material.

7-55-A—H.B.Q.—94-66 158th street, south side, 22.45 ft. west of Atlantic avenue, Block 10109, Lot 30, Jamaica, Borough of Queens, (under section 35, General City Law re construction in bed of mapped street—proposed widening of Atlantic avenue), N.B. 4540-54.

8-55-BZ—H.B.M.—293 Church street, east side, 86 ft. south of Walker street, Block 193, Lot 20, Borough of Manhattan, Alt. 1421-54—re storage and baling of fabric.

9-55-A—H.B.M.—56 West 22nd street, south side, 95 ft. east of 6th (Avenue of The Americas) avenue, Block 823, Lot 73, Borough of Manhattan, Alt. 1927-54—re egress.

Restored to Docket

905-52-BZ—Vol. II—H.B.Q.—164-15 to 164-25 (official 164-25) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens, N.B. 3562-54.

617-31-BZ—Vol. II—H.B.B. Bx.—1294-1310 Sedgwick avenue, east side, 143.35 ft. west 169th street, Block 2530, Lots 28, 32 and 40, Borough of The Bronx, N.B. 824-54.

115-33-BZ—Vol. II—H.B.Q.—222-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens, N.B. 3960-54.

561-40-BZ—Vol. II—H.B.B.—369-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27 and 31, Borough of Brooklyn, N.B. 1232-54.

17-33-BZ—Vol. II—H.B.Bx.—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx, Alt. 887-54.

154-35-BZ—Vol. II—H.B.Q.—219-28 to 219-38 (official 219-30) Hillside avenue and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens, N.B. 3769-54.

38-42-BZ—Vol. II—H.B.Bx.—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx, N.B. 1037-54.

330-33-BZ—Vol. IV—H.B.Q.—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens, Alt. 2054-54.

1012-39-BZ—Vol. II—H.B.B.—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn, N.B. 1221-54.

801-46-BZ—Vol. II—H.B.Q.—72-01 to 72-09 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner, Block 2843, Lot 45, Maspeth, Borough of Queens, Alt. 2463-54.

70-52-BZ—Vol. II—H.B.Q.—88-34 to 88-38 161st street, west side, 269 ft. 2¾ in. north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens, Alt. 1755-54.

333-52-A—Vol. II—H.B.Q.—88-34 to 88-38 161st street, west side, 269 ft. 2¾ in. north of 89th avenue, ground floor; Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens, Alt. 1755-54.

714-28-BZ—Vol. II—H.B.Q.—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens, Alt. 2663-54.

449-41-BZ—Vol. II—H.B.B.—1302-1312 65th street, southeast corner of 13th avenue, Block 5754, Lot 8, Borough of Brooklyn, Alt. 2981-54.

616-26-BZ—Vol. II—H.B.M.—135-47 West 70th street, north side, 181 ft. 5½ in. east of Broadway, Block 1142, Lot 15, Borough of Manhattan, Alt. 415-54.

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886-48-BZ—Vol. II—H.B.Q.—71-10 Beach Channel drive, west side, 156.78 ft. north of Beach 72nd street and 348 Beach 72nd street, Block 537, Lot 14, Arverne, Borough of Queens, Alt. 955-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Blended Cements, Rules for Testing and Use of	Nov. 10, 1953—Vol. 38, No. 45
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov. 11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct. 19, 1954.
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A
Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).
SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years

the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bros. Realty Corp., owner.

SUBJECT—Application reopened September 28, 1954 as Vol. VII—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

Laid over from December 7, 1954, to January 18, 1955, without further argument for inspection and decision; hearing closed.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed.

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading berth nearer to intersection than is permitted.

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

Laid over from October 13, 1954, to October 26, 1954, at request of the applicant; then to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing previously closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit

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in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision; hearing previously

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955; applicant to file revised plans; hearing previously closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed; then to January 18, 1955, for applicant to furnish decision from the Commissioner of Parks as to signs proposed under Section 675 of the State Conservation Law.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank, Farmers Trust Co., et al. and Francis X. Stephens, owners (owner under contract: Charter Properties, Inc.).

SUBJECT—Application September 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a supermarket, using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35 Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954—re (decision of the borough superintendent) under sections 7f and 21 of the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

Laid over from December 21, 1954, to January 18, 1955, for inspection and decision without further argument; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17

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to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions; then to January 18, 1955, for applicant to file revised plans as to grade conditions; hearing previously closed.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).

SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for investigation of the records; hearing closed; then to January 11, 1955, for applicant to investigate the record; hearing previously closed; then to January 18, 1955, for applicant to file revised plans, making accessory building parallel to rear lot line.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of objector; no further requests for adjournment.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of attorney for objectors; no further requests for adjournment.

43-53-BZ

APPLICANT—Gustav Goldman, for H. L. Realty Corp., owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—3723 Avenue U, northwest corner of East 38th street, Block 8531, Lot 1, Borough of Brooklyn.

765-48-BZ

APPLICANT—Irving J. Panzer, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemore, Borough of Queens.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adeo avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.

PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

947-46-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing funeral parlor, one family dwelling and two car accessory garage, without the required rear yard.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

948-46-A—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application reopened June 9, 1953 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further extension in use and area of existing auto laundry and gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment,

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storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion, and to change its use to high speed auto laundry, and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 18, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 18, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

100-54-SM

APPLICANT—Luigi Saito, owner.

SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

545-54-SM

APPLICANT—Fabric Converters, Inc., owner.

SUBJECT—Application June 21, 1954—Neva-Flame Fabrics by Barret, Types Vulcara, Civara, Kamara and Akara, approval of.

328-54-SM

APPLICANT—Caloric Stove Corp., owner (Brooklyn Union Gas Company, agent).

SUBJECT—Application April 27, 1954—Caloric Double Duty Automatic Gas Disposer, Models 10, 10-S, 10-W and 10-WS (garbage disposal unit), approval of.

183-54-SM

APPLICANT—The Wiremold Company, owner.

SUBJECT—Application March 5, 1954—Wiremold Flexible Air Duct Models 87-1A, 57-1A, 2B, 8D-3A, 87-3A, approval of.

690-51-SA—Vol. II

APPLICANT—Automatic Canteen Company of America, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re Automatic Canteen Company of America Drink Canteen, Model B-13, approval of.

38-47-SM—Vol. II

APPLICANT—Bergen Building Block Inc., et al., owner.

SUBJECT—Application reopened as Vol. II April 20, 1954 for test and report to consider blocks made of approved Waylite—Waylite Aggregate (used as aggregate in manufacture of concrete masonry units).

1136-39-SM—Vol. II

APPLICANT—S. H. Pomeroy Company, owner.

SUBJECT—Application reopened September 14, 1954 for test and report as to change in construction and as to use of spring balance—Pomeroy Superior type hollow metal heavy type double hung window, Models B and U; previously approved—re Pomeroy "Superior" type hollow metal heavy type steel double hung window, Models H, I and L.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

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SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.
SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.
PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. West of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Grenaker Corp., lessee).
SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.
SUBJECT—Application reopened June 8, 1954 as Vol II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.
SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

573-54-A

APPLICANT—Interboro Elevator Co., Inc., for 60 Wall Inc., owner.
SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.
PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

574-54-A

APPLICANT—Interboro Elevator Co., Inc., for Hotel Gotham, owner.
SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.
PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

832-54-A

APPLICANT—Lama, Proskauer and Prober, for Friedman and Waldman, Inc., owner (Sol Rosenberg, lessee).
SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1424 Rockaway parkway, south side, 57 ft. 5¼ in. west of Glenwood road, Block 8165, Lot 63, Borough of Brooklyn.

185-52-A

APPLICANT—Moore and Landsiedel, for Goring and Landsman, owners.
SUBJECT—Application reopened October 13, 1954 for consideration as to additional objections—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—329 Canal street and 6 Greene street, northeast corner, Block 230, Lot 9, Borough of Manhattan.

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.
SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

427-54-A

APPLICANT—Lama, Proskauer and Prober, for Stanley Associates, Inc., owner.
SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1514-1516 Pitkin avenue, south side, 62 ft. 6 in. west of Saratoga avenue, Block 3514, Lot 37, Borough of Brooklyn.

430-54-A

APPLICANT—Sidney Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).
SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.
SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).
PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 25, 1955, for applicant to file revised plans; hearing previously closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.
SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to per-

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mit the parking and storage of motor vehicles.
PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

Laid over from December 7, 1954, to December 14, 1954, at request of an objector; then to January 25, 1955, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; applicant to file revised plans; no further argument; hearing closed.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc. and Pierce Keefe, owners.

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

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652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for further consideration by the Board; hearing closed; then to December 21, 1954, at the request of applicant; then to January 4, 1955, for decision after applicant has filed revised plans; hearing previously closed; then to January 25, 1955, for inspection and decision.

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan; then to January 25, 1955, for inspection and decision without further argument; hearing closed.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

164-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district two additional curb cuts on East 98th street on existing gasoline service station.

PREMISES AFFECTED—9716-9726 Church avenue and 494-542 East 98th street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn.

187-52-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e, 7i and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and size of proposed accessory building on proposed gasoline service station, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—221-10 Hempstead avenue and 102-33 to 102-37 221st street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

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PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

201-54-BZ

APPLICANT—Harry A. Yarish, for Atlas Lumber Corp., owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district an entrance (curb cut), to loading berth, nearer the intersection than is permitted.

PREMISES AFFECTED—260-266 Manhattan avenue and 131-135 Powers street, northeast corner, Block 2776, Lots 1-4 inclusive, Borough of Brooklyn.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 25, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdim, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Dehydrant,

CALENDAR

Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

484-54-A

APPLICANT—L. B. Santangelo, For Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

389-53-A

APPLICANT—James B. Anderson, Jr., for Barricini, Inc., owner.

SUBJECT—Application May 13, 1953—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—22-19 41st avenue, northwest corner of 23rd street, 2nd and 3rd floors; Block 409, Lot 1, Long Island City, Borough of Queens.

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.

SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45, Borough of Manhattan.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).

SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

454-54-A

APPLICANT—John F. Fitzsimons, for Stephen Cea, owner.

SUBJECT—Application June 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-82 198th street, west side, 65 ft. north of Jamaica avenue, Block 10466, Lot 78, Hollis, Borough of Queens.

HARRIS H. MURDOCK. *Chairman.*

FEBRUARY 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings; then to February 1, 1955, for inspection and decision; hearing previously closed.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for applicant to report to the Board as to possibility of rebuilding the entire station; hearing previously closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

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520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, at 10 A.M. for applicant to report to the Board as to zoning change.

797-54-BZ

APPLICANT—Ginsberg and Broady, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from five car garage and parking of more than five cars to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for inspection and decision without further argument; hearing closed.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the

change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

Laid over from January 11, 1955, to February 1, 1955, for decision by the Board, no further argument; hearing closed.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hyland boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Queens.

Laid over from January 11, 1955, to February 1, 1955, for decision by the Board, no further argument; hearing closed.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application reopened January 4, 1955 for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition on sections 7c and 7i of the zoning resolution, permitting in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, and permitting a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue, Block 10689, Lot 1, Queens Village, Borough of Queens.

747-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for John Exeter Realty Corp., owner.

SUBJECT—Application reopened January 4, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, permitting in a business use district, the proposed extension of an existing building used as a poultry market and slaughtering of poultry (previously granted an extension by the Board); the proposed extension to be for mercantile use, the poultry market not to be extended except for loading and unloading at the rear and for the proposed plucking room.

PREMISES AFFECTED—6224 17th avenue and 1685-1693 63rd street, northwest corner, Block 5531, Lot 48, Borough of Brooklyn.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sec-

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tion 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

133-54-BZ

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 450.96 ft. and 432.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

134-54-A

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 432.96 ft. and 450.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

210-54-BZ

APPLICANT—Harry A. Yarish, for Nick Tortorello, owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—227 Smith street, east side, 25 ft. south of Butler street, Block 409, Lot 8, Borough of Brooklyn.

513-54-BZ

APPLICANT—Burke, Green and Groh, for Giovanni and Maria Cirilli, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of existant one family dwelling nearer to street line than is permitted (southwest corner of building).

PREMISES AFFECTED—118-77 Francis Lewis boulevard, northeast corner of 119th avenue, Block 12754, Lot 44, St. Albans, Borough of Queens.

645-54-BZ

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).

SUBJECT—Application August 10, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district a

loading berth without the required width, and without the required width of entrance and curb cut.

PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

646-54-A

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).

SUBJECT—Application August 10, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use district the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

929-54-BZ

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of an existing building as administrative offices by the National Municipal League.

PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

930-54-A

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.

SUBJECT—Application December 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

818-54-SM

APPLICANT—General Gas Light Company, owner.

SUBJECT—Application October 28, 1954—Humphrey Radiantfire Circulators (gas fired), Models 20HV, 40HV and 60HV, approval of.

458-54-SM

APPLICANT—William A. Lacerenza, for Brownsville Cast and Cut Stone Company, owner.

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SUBJECT—Application May 24, 1954—Brownsville Cast and Cut Stone Company, Cast Stone Steps, approval of.

582-53-SA

APPLICANT—The Trane Company, owner.

SUBJECT—Application July 27, 1953—Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230, approval of.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution to include additional model of boiler burner unit—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

229-38-SM

APPLICANT—The Ruberoid Company, owner.

SUBJECT—Application for consideration—reopening and amendment to resolution as to change of ownership—re Ebsary Plasterboard and Lath—Plain or Perforated $\frac{3}{8}$ inch thick; previously approved.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.

SUBJECT—Application May 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—895 Ocean parkway and 615 Avenue I, northeast corner, Block 6509, Lot 48, Borough of Brooklyn.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

966-54-A

APPLICANT—Charles Abrahams, for The Queensboro Corp., owner.

SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-06 82nd street and 81-20 37th avenue, southwest corner, Block 1292, Lot 6, Jackson Heights, Borough of Queens.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees n/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).

SUBJECT—Application June 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 8, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; applicant to file revised plans.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

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PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision; applicant to file new decision of the Borough Superintendent; hearing closed.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application August 2, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection

CALENDAR

and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

842-54-BZ

APPLICANT—Goldwater and Flynn, for Newex Corp., owner (20 Broad Street Corp., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 19A9j and 21

of the zoning resolution, to permit in a business use district the erection and maintenance of a structure to be used as an office building and stores, without the required loading berth.

PREMISES AFFECTED—20-26 Broad street and 65 Exchange place, north side, from Broad street to New street and 18-28 New street, Block 23, part of Lot 19, Borough of Manhattan.

855-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Annie Seiden and 242 Madison Street Corp., owners.

SUBJECT—Application November 10, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—30-36 Pitt street, east side, 112 ft. 9½ in. north of Broome street, Block 337, Lots 7, 8 and 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 11, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Martyn Weston, Catherine Egenberger, C. Waxenbaum and Cornelius Egenberger.

For Opposition: Peter P. Kuveikis, E. Sheridan, J. M. Sobrofke, A. Colvin, L. Traufeld, Rose A. V. Troge, Carolyn Geiger, Olga P. Cerasco, Mario Rubino and Elizabeth Rinner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under

sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Mrs. Ann Fredericks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. J. Cammarati, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Emil Greenberg, Oscar Schneider, J. C. Vlk, Jos. Schmidt and Irving Zeltzer.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 18, 1955, at 10 A. M. at request of objector; no further requests for adjournment.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).
SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Arthur Mullin.
For Opposition: E. Bellinson, W. W. Whiting, W. Casazza, C. Karen and A. Siudzinski.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 18, 1955, at 10 A. M. at request of attorney for objectors; no further requests for adjournment.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.
SUBJECT—Application January 19, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street (Block 6638, Lot 37), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.
SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M. for inspection and decision in conjunction with Cal. 23-54-BZ; hearing previously closed.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner (Anthony Cuneo, lessee).
SUBJECT—Application March 30, 1954—re (decision of the borough superintendent) under section 7c of the zon-

ing resolution, to permit in a business use district the reconstruction and extension in area of existing gasoline service station to include auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McGhee.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 18, 1955, at 10 A. M. for applicant to file revised plans; hearing previously closed.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).
SUBJECT—Application June 9, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop six (one car) non-storage garages.

PREMISES AFFECTED—1035 East 156th street, and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M. for applicant to report as to rebuilding the entire station; hearing previously closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.
SUBJECT—Application June 22, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard, and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.
SUBJECT—Application June 21, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.
PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

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APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record. Owner Under Purchase Contract: Carl Oberg.

SUBJECT—Application June 4, 1954—(decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes, Carl Oberg, Maurice I. Rappaport and Anita Oberg.

For Opposition: John B. Sheppard, Thelma Kohn, Mrs. Patrick Murray, Rose Gencarelli, Frank Gencarelli, Sheila Gardella, John M. Gardella, George Gencarelli, Mrs. A. Lanza, Beatrice A. Walchter, Herman P. Walchter, Bernard J. Reilly, Hyman Schwartz, Honora E. Sheppard, Esther Schwartz, Betty Sheppard, John R. Sheppard and Albert Vitucci.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M., for decision by the Board, no further argument; hearing closed.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record. Owner Under Purchase Contract: Carl Oberg.

SUBJECT—Application June 4, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hyland boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M., for decision by the Board, no further argument; hearing closed.

640-54-BZ

APPLICANT—Boris W. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, northeast corner, Block 5024, Lots 1-4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M., for applicant to furnish statement from the Building Department as to public or private use of dining room.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glasgall, owners.

SUBJECT—Application August 3, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

For Opposition: James McD. Barker, Rt. Rev. Alfred Bailey, Mabel E. Fredericks, Mrs. John Flanagan, Rachel Russell and Louise J. Nash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Joseph Krinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M. for applicant to report to the Board as to zoning change.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Philip Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

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797-54-BZ

APPLICANT—Ginsberg and Broady, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from five car garage and parking of more than five cars to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ginsberg, Brody and Anthony Trotta.

For Opposition: James McD. Barker, Sol Kronenberg, Moe Mark, Eva Bergman and L. Hauser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A.M., for inspection and decision without further argument; hearing closed.

559-37-BZ—Vol. III

APPLICANT—New York Telephone Company, for Robert S. Olnick, John L. Hennessy and Milton P. Lansky, owners, New York Telephone Company, Owner under Contract.

SUBJECT—Application September 9, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the erection and maintenance of a commercial building (central accounting office for New York Telephone Company), without the required rear yard adjacent to residence use district and using more than the area permitted in residence use portion of plot.

PREMISES AFFECTED—5020-5036 Broadway, east side, from West 213th street to West 214th street; 501-529 West 213th street, 500-518 West 214th street and 3996-4010 10th avenue, Block 2231, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Edw. B. Cadley, E. J. Balsdon and Joseph B. Klein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—
Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on September 28, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; laid over to January 11, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and West 213th street are in residence and business use, B area, class 1¼ height districts; West 214th street, Broadway and 10th avenue are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated August 31, 1954 acting on N.B. Applic. 105-54, reads:

"1. Proposed commercial building located in both residence and business use districts is contrary to Sec. 3 of Z.R. Business building should be located in business

district portion of lot. As commercial building is proposed to be located on a corner lot in business and residence use districts, a rear yard should be provided adjacent to the residence district portion of the lot in accordance with Sec. 17(a) Z.R. and interpretation of Board of Standards and Appeals under Cal. # 775-45-A.

2. Portion of building located in residence use district exceeds 65% of the area coverage contrary to Sec. 12(b) of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 339 ft. 3½ in., 199 ft. 10 in., 237 ft. and 224 ft. 6 in. in depth, irregular, presently used as a parking lot, used car sales lot and with a two-story brick dwelling, which are to be demolished; that there has been no change in the use, height or area designations affecting this plot since July 25, 1916 and there is no petition pending before the City Planning Commission for any change in these designations; that the plot covers an entire city block and fronts 224 ft. 6 in. on Broadway, 237 ft. on 214th street, 199 ft. 10 in. on 10th avenue and 339 ft. ½ in. on West 213th street; that the greater part of the business district portion of this plot is now being used as a parking lot and the remainder as a parking and used car sales lot; that the lessee of the parking lot occupies the brick dwelling; that the parking and used car sales lot is leased by Inwood Motors, Inc., under a lease which can be cancelled on 30 days' written notice and is not subject to the provisions of the Emergency Commercial Space rent control law; that it is proposed to erect a two story and basement office building; and

WHEREAS, the applicant states that the owners have given the telephone company an option to purchase this property, which option expires on February 1, 1955; that the plot is subject to a restrictive covenant, contained in a deed dated January 23, 1860 against the erection of any building which would be a nuisance to adjoining lands, but in the opinion of counsel the erection of the proposed building would not violate this covenant and the Home Title and Guaranty Company has advised that it will issue a policy insuring that such building will not violate this covenant; that the proposed building is urgently needed as a central accounting office for the processing of bills of telephone subscribers located in the northern and west central areas of Manhattan and to house the associated commercial record units which handle subscriber accounts; that it is part of a long range plan directed toward the decentralization of the four large revenue accounting district offices now located at No. 2 Lafayette street; that the very rapid increase in the number of telephones and the resultant increase in the size and complexity of the accounting operation make it necessary to replace the present overloaded and inadequate accounting space facilities with a layout utilizing advanced techniques and operating on an efficient mass production basis; that the present space at No 2 Lafayette street is under a lease which expires in December 1956; that the commercial record units are presently located in widely separated local offices of the company and since the functions of the accounting offices and the commercial record units are interdependent, the centralization of their operations will provide a much more efficient operating basis; that the new office building will house approximately 535 employees; that the site of the proposed building was chosen, after several years of careful survey and study of the entire area, as the best available plot for the type of building required and it is well situated with respect to the area which it will serve and to transportation facilities; that the proposed building will consist of two stories and basement and will be of modern design and construction, with exterior walls of face brick and with aluminum windows; that in the rear of the plot, parking will be provided for company or employees' cars; that it is believed that the proposed building will be a distinct neighborhood improvement; and

WHEREAS, the applicant contends that the existing classification of the irregular shaped gore on the West 213th street frontage as a residence use district, is, today, a zoning

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oddity; that no part of such residential district space is presently, nor for many years has been used for residential purposes; that there is no building on such portion today and it seems certain that it would never again be used for residential purposes in the future, lying as it does in a block that is otherwise exclusively zoned for business use; that the shape of the proposed building was dictated by the layout requirements for an efficient flow of sequential work operations of both the accounting and commercial record offices which it will house; that the commercial record office will be located on the 1st floor and the accounting department on the 2nd floor; that the plans provide that the proposed building shall front on Broadway rather than on 10th avenue; that another factor to be considered is the parking area to be provided in the rear of this building; that by having the rear of the building facing 10th avenue, company trucks and employee cars may drive into the parking area at street level which will obviate interference with traffic that a vehicular entrance on Broadway would entail; that in order to provide a building of the size and design required, which will front on Broadway, the use of the residence district space is required; that in view of the fact that the entire block is zoned as a business district, with the exception of this gore, it is submitted that a variance in the application of the use and area district regulations should be granted on the grounds of practical difficulties and unnecessary hardship; that the granting of this application will involve no detriment to any neighboring property; that at the present time, the residential property on 213th street faces a parking lot and a used car lot and an office building of modern design should enhance rather than detract from such property; and

WHEREAS, the applicant states that the present owner has held title to the property since November 5, 1953; that the assessed valuation of land is \$96,500 and of the buildings \$3,500 making a total of \$100,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulations of the zoning resolution and that the application be, and it hereby is granted under Section 7c as to extension of use and under Section 21 as to extension of area, substantially as proposed and as indicated on plans filed with this application, marked "Received October 15, 1954" (6 sheets), as amended by revised plans marked "Received December 16, 1954" (5 sheets), on condition that all existing buildings and uses shall be removed; that the building in all other respects shall comply with all laws, rules and regulations applicable thereto; that under Section 7e there may also be parking of cars toward the 10th avenue side of the premises, as shown on such revised plans; that such parking shall be solely for the employees of the building; that such parking area shall be leveled substantially to the grade of 10th avenue and surfaced with asphaltic paving; that on the side and front lot lines there shall be erected a retaining wall, if necessary, with fence of the chain link type to a height of 9 feet, as proposed, equipped with gates on the 10th avenue side where entrance and egress are proposed; that such gates shall be kept closed when the parking area is not in operation; that curb cut opposite such entrance shall not exceed 25 feet; that there may be a sign attached to the fence, advertising the private use of the parking area and such other information as the Commissioner of Licenses shall require; and that all permits required

shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

449-44-BZ

APPLICANT—O'Connell and Melnerney, for Peter J. Hartmann, owner.

SUBJECT—Application reopened November 23, 1954 for amendment as to use for storage and parking of cars of public instead of for personal business conducted—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the reconstruction of three (3) buildings, two of which are two stories in height, occupied as garages for more than five motor vehicles, and one 1-story in height, occupied as a garage for five motor vehicles, into one (1) building, one story in height, to be occupied as a garage for more than five motor vehicles.

PREMISES AFFECTED—238-242 Vanderbilt avenue, west side, 208 ft. 7 in. north of DeKalb avenue, Block 2092, Lots 53, 54 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. S. Melnerney.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on January 9, 1945, this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a business use district the reconstruction of three buildings (two, 2 stories in height and one, 1 story in height, occupied as garages for more than five motor vehicles), into one building, one story in height, to be occupied as a storage garage for more than five motor vehicles, solely for cars of owner; and

WHEREAS, on September 25, 1945 application was reopened and resolution amended to read "* * * that the above requirements as to omission of windows in the side line or rear walls may be waived in view of consents filed with Board of owners of property adjacent to side and rear * * *; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on November 23, 1954 and set for hearing on January 11, 1955 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and waiving notices to affected owners in the area; and

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1954 acting on Alt. Applic. 3932-54, reads:

"1. The proposed use of the garage for transient motor vehicles is contrary to the conditional approval of the Board of S. & A., Cal. 449-44-BZ. Therefore the proposed use of the structure as a garage for more than 5 transient motor vehicles in a business area district is contrary to the Zone Res. Art. II, Sect. 4a-15."

and

WHEREAS, the applicant states that under the Board's resolution dated January 1, 1945 the owner was permitted to use the premises as a one story garage for more than five motor vehicles provided the motor vehicles were owned solely by the owner of the premises; that the owner now desires to make use of the premises as a public garage because of changes both in the character of the neighborhood and in the demands of his business; that plans have

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been filed with the building department although no changes or alterations to the building are proposed; that a photo-static copy of the building department's objection is filed with this appeal.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 9, 1945, as thereafter amended by resolution adopted on September 25, 1945, by adding thereto:

"that in the event the owner desires to permit garaging of cars belonging to others in addition to his own cars, such use may be permitted, on condition that in all other respects the resolutions above cited shall be complied with; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution."

650-48-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellebrand, for Scalia and Weissler Realty Corporation, owner.

SUBJECT—Application May 11, 1954 (decision of the borough superintendent), under sections 7f and 21 of the zoning resolution, to permit, for a term of fifteen years, in a retail use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced (previously granted by the Board for a term of years, for the sale and display of more than five cars—later extended—term expires September 29, 1958).

PREMISES AFFECTED—89-23 Queens boulevard, north side, 81.06 ft. west of 57th avenue, Block 1845, Lot 58, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf and Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 2, 1954 subject to regular procedure, to consider a new proposal as to use; and

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; laid over to January 11, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Queens boulevard are in a retail use, C area, class 1 height district; 57th avenue is in retail and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1954 acting on N.B. Applic. 1058-54, reads:

"1. Use of premises located in a retail use district as gasoline service station, lubritorium, office, sales and storage of auto accessories and parking of cars waiting to be serviced is contrary to Art. II, Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 130.25 ft. frontage by 78.35 ft. in depth, irregular, presently a used car lot; that the property is presently zoned as a retail use, C area, class 1 height district; that as of July 25, 1916 the property was in a business district and was rezoned to a retail district on April 20, 1953; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that these premises

are presently combined with lot 59 which together were the subject of Cal. No. 650-48 BZ and 651-48-A which was granted by the Board for use as used car lot for sale and display of more than five cars; that certificate of occupancy No. Q93856 was issued for this use; that it is proposed to remove present uses from the property and improve the site with a modern gasoline service station and accessory building to house the required lubritorium, car washing (non-automatic), office, sales and storage of auto accessories; that it is also proposed to have parking of cars waiting to be serviced; that the accessory building will be of colonial design and will be in keeping with the development of Queens boulevard; that this site is entirely within the retail use zone; and

WHEREAS, the applicant contends that Queens boulevard is a heavily trafficked thoroughfare and there is need for a gas station of this type at this point; that in block 1846, lot 1 there is a gas station as granted by the Board and there is also a gas station in block 2857, lot 22; that this proposed improvement will in no way adversely affect the neighborhood but would provide an essential service to the community in this area; and

WHEREAS, the applicant states that the present owner has held title to the property since May 6, 1948; that the assessed valuation of land is \$10,500 and of the buildings \$500 making a total of \$11,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the plot to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received May 11, 1954" (3 sheets), *on condition* that all buildings and uses now on the premises shall be removed and the premises leveled substantially to the grade of Queens boulevard, and constructed and arranged substantially as indicated on plans above cited; that the accessory building shall be of the design shown, faced with face brick on the front and two sides; that pumps shall be erected not nearer than 15 feet to the street building line and shall be of a low approved type; that curb cuts shall be restricted to three curb cuts located where shown, each not over 30 feet in width and no part of any curb cut to be nearer than 5 feet to a side lot line as prolonged; that planting shall be maintained along the east and west lot lines and on the rear where accessory building does not occur, with suitable planting material, as proposed, protected by concrete curbing; that the accessory building shall have no cellar and shall in all other respects comply with the requirements of the Building Code; that equipment for lubrication shall be of the lift type with no open pits; that tanks shall be limited to six 550 gallon approved tanks; that the balance of the premises where not occupied by accessory building and pumps shall be paved with concrete or asphaltic pavement; that the sidewalk and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the borough president; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection of one post standard either to the north or south for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not over 4 feet; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under the same section, for a similar term, there may be parking of cars awaiting service; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

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939-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II, for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension to existing structure of class 1 construction on 1st floor and to maintain and extend the existing uses of restaurant, dancing, dining, cabaret and catering; and permitting the use of 2nd floor of class 3 construction to continue as caretaker's apartment; and permitting the parking of patrons' cars on unbuilt upon portion of plot.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, Block 8559, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on June 22, 1954 this application (Vol. I) was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a residence and business use district, the extension of the existing restaurant building on 1st floor and to extend existing uses of restaurant, dancing, dining, cabaret and catering, and to permit the space proposed for parking for use of patrons' cars; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on December 14, 1954 and set for hearing on January 11, 1955 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and new plans; and

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated December 11, 1954 acting on Alt. Applic. 1919-52, reads:

"A. Resubmit to the B.S. & A. the following variations from the plans app'd by the board:

1. & 2. Size & height of extension in rear.
3. Canopy added.
4. Area of Bldg. increased.
5. New mezzanine added.
6. Location & size of sign changed."

and

WHEREAS, the applicant states that the proposed rear extension is to be 88 ft. 5¼ in. in depth in lieu of 90 ft. and to be increased to 25 ft. at high point of proposed truss roof; that the building is to be increased in size at the northeasterly corner, so that the new depth of building on the northerly side will be 151 ft. 6 in. in lieu of 145 ft.; that the canopy on the northeasterly corner of building to be rearranged and enlarged; that the area schedule is to be revised so that area of building will be 26,296 sq. ft., and as 17,500 sq. ft. is allowed under the building code for a class 3 building on three streets, the excessive area will be 8,797 sq. ft.; that a new mezzanine is to be installed on the 1st floor and the cellar is to be rearranged; that the sign on face of building at the northerly elevation is to be relocated to roof of canopy on northeasterly corner of building.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 22, 1954, by adding thereto:

"that in the event the owner desires to erect the proposed rear extension substantially as previously proposed but to be constructed of fireproof construction, substantially as now proposed and as indicated on plans filed with this request for amendment, marked 'Received November 5, 1954' (6 sheets), such fireproof extension may be permitted, provided that in all other respects the resolution above cited shall be complied with, other than as modified by the Board this day by resolution adopted under Cal. 940-53-A, Vol. II; that there may be erected, on the canopy roof over the car entrance, an illuminated sign along the edge of such canopy facing northerly, provided the sign does not exceed 3 feet in height above such roof; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

940-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roadside Tavern, Inc., owner.

SUBJECT—Application reopened December 14, 1954 as Vol. II for consideration as to additional objections—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2544 Flatbush avenue and 4201-4223 Avenue V, northwest corner and 2245-2283 Hendrickson street, Block 8559, Lots 1, 12, 14, 16, 19 and 65, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on June 22, 1954, the Board under Cal. No. 940-53-A, Vol. I, modified Objection 3 issued by the Borough Superintendent December 7, 1953, on Alt. App. 1919 of 1952, so as to permit the erection of a new extension of Class One construction, having a width of 137 ft. and irregular depth of 90 ft.; and

WHEREAS, the decision of the borough superintendent dated December 1, 1954, on Alt. App. 1919 of 1952, reads:

"A) Resubmit to the B.S. & A. the following variations from the plans app'd by the board:

- 1 & 2) Size and height of extension in Rear.
- 3) Canopy added
- 4) Area of building increased
- 5) New mezzanine added
- 6) Location and size of sign changed; and"

WHEREAS, the applicant states that it is now proposed to erect the rear extension 88 ft. 5¼ in. in depth in lieu of 90 ft. and to increase it in height to 25 ft. at the high point of the proposed truss roof; that the new depth of the building on the northerly side will be 151 ft. 6 in. in lieu of 145 ft.; that the canopy on the northeasterly corner of the building will be rearranged and enlarged; that the area of the building will now be 26,296 sq. ft.; that a new mezzanine will be installed on the first floor and that the cellar will be rearranged; that the sign on the face of the building at the northerly elevation will be relocated to the roof of the canopy on the northeasterly corner of the building.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 22, 1954, by adding thereto:

"that the decision of the borough superintendent, dated December 1, 1954, acting on Alt. App. 1919/52, Objec-

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tions A1 to A-6 is hereby *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution amended by the Board this day under Cal. 939-53-BZ, Vol. II shall be complied with."

281-54-BZ

APPLICANT—Paul Friedman, for Alice Price, owner.

SUBJECT—Application April 19, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—166-11 Northern boulevard, northwest corner of 167th street, Block 5341, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition:

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on September 28, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954, for further hearing and for the applicant to send out notices according to the Board's rules by registered mail prior to the above additional hearing date; then to November 23, 1954, for inspection and decision without further argument; hearing closed; then laid over for inspection and decision; date to be set; then set for December 14, 1954, and laid over to December 21, 1954, for further inspection and for decision; then to January 4, 1955, for decision after applicant has filed revised plans; then to January 11, 1955, to permit further inspection by the Board; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Northern boulevard and 167th street are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 23, 1954 acting on N.B. Applic. 350-54, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office & sale of auto accessories in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 150 ft. frontage by 84 ft. 4 in. in depth, presently vacant, except for billboard; that as of July 25, 1916 Northern boulevard was zoned business use to a depth of 100 ft. and the present residence use designation became effective on September 18, 1947; that the area and height designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the premises is unimproved except for a V-shaped billboard sign erected under permit No. 1346-1939 issued March 3, 1939; that it is proposed to erect for a term of fifteen years a parkway type gasoline service station, lubritorium, auto washing (non-automatic), office and sale of auto accessories; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for residential development because it is located on a heavily travelled thoroughfare; that the character of Northern boulevard in the affected area is non-residential and includes the following non-residential occupancies: block 5340, lot 8—stores; block 5342, lot 1—restaurant; block 5397, lot 14—gas station;

block 5397, lot 19—nursery; block 5398, lot 11—stores; that efforts to sell the property for residential use have been fruitless; that there is no demand for retail store use as existing facilities on Northern boulevard, west of 165th street, adequately serve the needs of the area and any additional store facilities would merely depreciate existing store rentals; that efforts to sell the property for taxpayer store development have been fruitless; that a grant of this application would not adversely affect the neighborhood as the proposed use would materially enhance the appearance of the property and of the immediate neighborhood and would result in the elimination of the unsightly billboard sign and of the potential hazard to public health created by a plot which attracts unauthorized dumping of refuse; that adjoining property owners will be adequately protected by the following conditions and safeguards: the premises will be levelled to the grade of Northern boulevard except for the landscaped, terraced areas at the sides and rear so that the proposed service station use will be on a substantially lower grade level than properties north of the plot and will be unobtrusive; that it is proposed to erect a 4 ft. high brick and picket fence wall along the entire westerly and northerly frontages and extending southerly along the 167th street frontage for a distance of 54.39 ft.; that it is further proposed to seed and landscape the area adjoining the fence wall to a depth of 12 ft. on the westerly and northerly frontages (5 ft. 8 in. depth at the rear of the building) and to a depth of 6 ft. along the fence wall on the 167th street frontage; that the proposed building will have an asphalt shingled, peaked roof with an ornamental cupola; that the proposed use of the subject premises will assure the neighboring property owners of more light and ventilation than if a conforming use structure were to be erected and would occupy only 1,260 sq. ft. in area, or approximately 9.5% of the total area of the 13,408.5 sq. ft. plot, while a conforming multi-storied structure could be built theoretically to cover 9,548 sq. ft., or 71% of the total area of the plot; that the limitation of the term of the gas station use to 15 years would serve as a protection to the neighborhood so that in the event the character of the neighborhood should change, the proposed gas station use may be terminated; that the proposed use would have no adverse effect upon real estate values nor upon fire insurance rates of nearby properties; and

WHEREAS, the applicant states that the present owner has held title to the property since May 17, 1948 and that the assessed valuation of land is \$29,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, April 19, 1954" (four sheets), "October 14, 1954" (2 sheets) and "December 29, 1954" (4 sheets), *on condition* that the portion of the property proposed to be used for such use shall be leveled substantially to the grade of Northern Boulevard and shall be constructed and arranged as indicated on such plans cited above and as marked "Received, December 29, 1954," (4 sheets); that retaining walls as proposed and as may be necessary to support adjoining property shall be constructed at the expense of this owner and that on such retaining walls a picket fence shall be constructed, or at grade if no retaining wall is necessary, to a total height of not less than 5 feet 6 inches consisting of a masonry base not less than two feet in height and a picket fence not less than 3 feet 6 inches in height thereon, except that such fence may be reduced within 10 feet of the building line of Northern Boulevard to a total height of not less than 4 feet; that suitable terminating posts shall be constructed and maintained at the terminations of such fences; that curb cuts

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shall be restricted to two curb cuts to Northern Boulevard, each thirty feet in width, and one to 167th Street of similar width; that no part of any curb cut shall extend nearer than five feet to a lot line as prolonged; that planted areas as shown on such revised plans marked, "Received, December 29, 1954," with suitable planting material, shall be maintained at positions as shown suitably protected with six by six inch concrete curbing; that the accessory building shall comply with the requirements of the Building Code; that there shall be no cellar under such accessory building; that such accessory building shall be arranged and of the design as indicated; that any equipment for greasing shall be of the hydraulic lift type with no open pits; that pumps shall be erected not nearer than 18 feet to the street building line of Northern Boulevard and shall be of a low approved type; that the number of gasoline tanks shall be limited to ten 550 gallon approved gasoline storage tanks; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that where not occupied by the accessory building, planting and pumps the premises shall be paved with concrete or bituminous paving; that sidewalks and curbing on the street frontages abutting the premises shall be constructed or repaved to the satisfaction of the Borough President; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:10 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 11, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

428-47-SM—Vol. II

APPLICANT—Ohio Chemical and Surgical Equipment Co., division of Air Reduction Co., Inc., owner.

SUBJECT—Application reopened June 2, 1954 as Vol. II for test and report as to revised design—Ohio Scanlon-Morris Bedpan Washer and Steamer, Models A4455 (wall mounted type); A4457 (recessed type) and A4458 (Pedestal type); previously approved re Scanlon-Morris A4455, A457 and A458 Pedestal Type Bed Pan and Urinal Washer.

PREMISES AFFECTED—

APPEARANCES—

For Applicant: -Francis P. Parks.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 428-47-SM Vol. II

Subject: Amendment to resolution as to additional models of bed-pan washers.

Ohio Chemical and Surgical Company Division of Air Reduction Company Inc., Wisconsin requested by filing an application dated May 4, 1954, that the resolution adopted June 28, 1949 under Cal. No. 428-47-SM Vol. I be amended so as to include models A4455, A4457 and A4458. The application was reopened June 2, 1954 under Cal. No. 428-47-SM Vol. II.

Purpose

The appliance is used for washing and sanitizing hospital bed-pans and urinals.

Description

The appliance is of the pedestal, recessed or wall hung type, with vertical door, separate bed-pan rack with self-closing fingers, equipped for washing and sterilizing standard bed-pans and urinals.

The body consists of a one-piece metal casting comprising a chamber with accurately machined door collar and integral funnel-shaped hopper for connection to trap. All interior and exterior surfaces are covered with a chemically inert high temperature fired vitreous coating with high thermal and mechanical shock resistance.

The service door of the washer is formed of stainless steel not less than .109" thick, having a flat gasket rim to form a steam, water and odor-tight seal with composition gasket recessed in the face of the door collar. On the face of the service door, below centerline, is a slightly spring weighted stainless steel spill door, freely hinged to the service door. Spill door is provided with a flexible synthetic rubber gasket to form a vapor-tight seal to the washer. Spill door provides not less than 2 3/4" diameter free opening from the chamber. The service door is pivoted on a heavy cast bronze hinge bar hinged to the body at the bottom of the door. The service door is locked in the closed position by a stainless steel locking lever and an adjustable toggle lock so as to insure a steam, water and odor-tight chamber. When the toggle lock is released by the foot pedal or by the locking lever, the door opens approximately 90° silently. A large oil check made of heavy brass tubing checks the swing of the door.

The chamber is equipped with a pivoted stainless steel universal bedpan eradle, fitted with rubber covered clamping fingers which open and close automatically with the action of the door. Cradle accommodates and firmly holds under spring tension any standard size bedpan or urinal. When door is closed, the cradle tilts beyond the vertical for complete emptying of the bedpan or urinal.

The washer is equipped with a 3" cast iron waste trap. The trap is covered on the inside and outside with an abrasion resistant, chemically inert, high temperature fired vitreous coating which will withstand high thermal and mechanical shock.

Chamber is provided with two water spray nozzles to thoroughly wash the inside and outside of either bedpan or urinal, and the volume of water used is automatically controlled by an adjustable 1" Sloan Flush Valve with a combination back check and vacuum breaker and a stop valve. Chamber is equipped with two separate steam jets with a 3/8" Jenkins Steam Supply Valve for steaming bedpans and urinals at a 90 degree 2" O.D. vent tube (or 2" brass toilet spud with slip joint) for connection to atmospheric vent line. All supply piping will be of brass and will be complete to the wall, with union connections at the valves and wall escutcheons. Where hot water is used in place of steam, hot water line is provided with 3/8" Jenkins valve and vacuum breaker.

Exposed stainless steel parts to have #4 satin finish. Piping and fittings will be finished in polished chrome plate.

Pedestal Type: Waste trap is adjustable in height for connection to wall waste outlet from 9" to 15" above the floor. The trap is enclosed in a formed stainless steel housing. Body is mounted on a cast metal base with fired vitreous coating.

Recessed Type: The washer is arranged for wall recessed mounting behind a 21 3/4" x 31 3/4" sheet steel concealment panel finished in baked enamel. "P" trap is reversible for either right or left hand connection.

Wall Mounted Type: The waste trap is provided with 3" I.P.S. threads for connection to wall waste outlet supported by a chair carrier. An extension fastened to the trap acts as a bracket for supporting the foot pedal assembly. The trap and foot pedal extension are concealed in a formed

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stainless steel housing. The washer is supported by a wall bracket attached to four bolts extending from the chair carrier.

Inspection and Test

Details of construction of the requested models on test were examined by Asst. Engr. J. A. Daarts, Committee on Test and this inspection disclosed that the appliance is equipped with a check valve and an approved vacuum breaker as required under the Submerged Inlet Rules of the Board.

Recommendation

The Committee on Test recommends that the resolution adopted June 28, 1949 under Cal. No. 428-47-SM Vol. I be amended so as to include the Ohio Scanlon-Morris Bed-Pan Washer and Steamer, Models A4455, A4457 and A4458 on condition that the requirements of the resolution adopted June 28, 1949 under Cal. No. 428-47-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 28, 1949 in accordance with the above report.

345-49-SA

APPLICANT—Central Station Signals, Inc., for New Jersey Fire Alarm Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to extension of use—re Sid-alarm Duplex Fire Alarm System; previously approved.

APPEARANCES—

For Applicant: Joseph C. Litus.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 345-49-SA

Subject: Amendment to resolution as to extension of use.

New Jersey Fire Alarm Company, Newark, New Jersey requested by letter dated September 20, 1954 that the resolution dated January 30, 1951 under Cal. No. 345-49-SA be amended so as to permit the extension of use under the provisions of C26-304.1.f Administrative Building Code. The application was reopened by a vote of the Board October 19, 1954.

Purpose

The appliance is a fire detection system using air pressure in a pneumatic tube.

Description

There is no change in the equipment from the equipment approved January 30, 1951 under Cal. No. 345-49-SA.

Recommendation

The Committee on Test recommends that the resolution adopted January 30, 1951 under Cal. No. 345-49-SA be amended so that condition 1 shall read as follows:

1. The alarm system may be used under the provisions of C26-304.1.f Administrative Building Code and to permit its use in the business part of Multiple Dwelling converted to business use either as a central office connected system or a system local in character, when the building where the

system is installed is of fire proof construction and having a watch engineer or superintendent on duty on the premises at all times during twenty-four hours each day in the entire year on condition that all other conditions of the resolution adopted January 30, 1951 under Cal. 345-49-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 30, 1951 in accordance with the above report.

211-50-SM

APPLICANT—A. Pollera and Sons, owner-manufacturer.
SUBJECT—A. Pollera and Sons Concrete Blocks, approval of.

APPEARANCES—

For Applicant: Raymond M. Fisher.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3
Negative 0
Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 211-50-SM

Subject: A. Pollera & Sons, Concrete Blocks, approval of.

A. Pollera & Sons, Inwood, Long Island filed March 9, 1950, an application with the Board of Standards and Appeals for approval of the A. Pollera & Sons Concrete Blocks under the provisions of the Masonry Rules of the Board and C26-306.0 Administrative Building Code.

Purpose

The material is concrete masonry units used in building construction.

Description

The blocks are concrete blocks formed on a Seth-O-Bar Block machine of a mix as follows; $\frac{1}{2}$ cu. yds. of sand and grits to one and one-half bags of approved Hi Early cement. The water cement ratio is 5 gallons of water per sack of cement.

The blocks, after being formed on the machine are kiln dried for at least twelve hours then air cured for at least 2 weeks. The kilns have a capacity of 1440 blocks each.

Inspection and Test

The plant of the applicant at 600 Burnside Avenue, Inwood, Long Island, was inspected by Asst. Engr. J. A. Darts, Committee on Test and J. Pollera & T. Fisher representing the applicant. Sample blocks were identified and marked and load tests, in accordance with the requirements of the Masonry Rules were conducted at Sam Tour & Co., Inc.

Results were as follows:

- 4" x 8" x 16"—75% Solid
Compressive Strength (average of 5 blocks)—1658 psi
Absorption % (average of 5 blocks)—6.86%
- 4" x 8" x 16"—Solid
Compressive Strength (average of 5 blocks)—2429 psi
Absorption % (average of 5 blocks)—4.97%
- 8" x 8" x 16"—75% Solid
Compressive Strength (average of 5 blocks)—1260 psi
Absorption % (average of 5 blocks)—5.25%

MINUTES

4. 8" x 8" x 16"—Solid
Compressive Strength (average of 5 blocks)—2450 psi
Absorption % (average of 5 blocks)—5.25%
5. 8" x 12" x 16"—75% Solid
Compressive Strength (average of 5 blocks)—1805 psi
Absorption % (average of 5 blocks)—5.72%

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the A. Pollera & Sons Concrete Blocks in the following sizes:

1. 4" x 8" x 16"—75% Solid
2. 4" x 8" x 16"—Solid
3. 8" x 8" x 16"—75% Solid
4. 8" x 8" x 16"—Solid
5. 8" x 12" x 16"—75% Solid
6. 8" x 12" x 16"—Solid—for use under the provisions of

the Masonry Rules of the Board on condition that the marking requirements be complied with; that seven copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required under Rules 8.1 and 8.12 shall be filed with the Board and that all other provisions and requirements of the Masonry Rules of the Board shall be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

244-51-SA

APPLICANT—E. B. Gross, for Gross Machinery Co., owner-manufacturer.

SUBJECT—Application for consideration—reopening and amendment to resolution as to additional model—re Silex Washers, Model A (dry cleaning); previously approved.

APPEARANCES—
For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating	3
Negative	0
Absent: Deputy Chief Connors	1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 244-51-SA

Subject: Amendment to resolution as to additional model.

Gross Machinery Company, Inc., Buffalo, New York requested by letter dated May 21, 1954 that the resolution adopted December 11, 1951, and under Cal. No. 244-51-SA be amended so as to include the 42" Grossair Open-End Tumbler to be used in conjunction with the washer approved December 11, 1951. The application was reopened by a vote of the Board July 13, 1954.

Purpose

The appliance is a tumbler to be used in the dry cleaning industry.

Description

The machine is designed to dry the clothes after the clothes are washed in the dry cleaning solvent and to dissipate the solvent vapors.

*The appliance is equipped with explosion proof motors, 1/2 HP for the cylinder and 1 1/2 HP for the blower fan.

The suction air fan is of aluminum so as to eliminate the possibility of a sparking.

The heating system—The tumbler is heated by a series of Aero-fin seamless copper tube heating elements rolled and expanded into a steam header so as to have a uniform heat distribution.

The dry weight capacity of the machine is 90 lbs. of dry clothers.

The floor space required for the machine is a minimum of 47" x 51" and the weight of the machine, without load or solvent is 1800 lbs.

The machine is equipped with a fusible link that will rupture in the event of fire and flood the tumbler with steam which would act as a fire extinguisher.

Inspection and Test

The machine was inspected and tested at 1663 62nd Street, Brooklyn, New York, by Asst. Engr. J. A. Darts Committee on Test and E. Schulhof representing the applicant. The appliance operated as required.

Recommendation

The Committee on Test recommends that the resolution adopted December 11, 1951 under Cal. No. 244-51-SA be amended so as to include the 42 inch Grossair-Open End Tumbler when constructed as herein described on condition that the requirements of the resolution adopted December 11, 1951 under Cal. No. 244-51-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 11, 1951 in accordance with the above report.

486-53-SA

APPLICANT—Avco Manufacturing Corp., Bendix Home Appliances Div., owner (Bruno-New York, Inc., Agent).

SUBJECT—Application April 13, 1953—Bendix Automatic Washer, Gyromatic Model WCG, WDG and WDG-H, approval of.

APPEARANCES—

For Applicant: A. E. Wixon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating	3
Negative	0
Absent: Deputy Chief Connors	1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 486-53-SA

Subject: Bendix Automatic Washer Gyromatic Models WCG, WDG, WDG-H, WEG and WEG-H, approval of.

Avco Manufacturing Corp., Bendix Home Appliance Div., Indiana, filed April 13, 1953 an application with the Board of Standards and Appeals for approval of the appliance known as Bendix Automatic Washer, Gyromatic Models WCG, WDG, WDG-H, WEG and WEG-H under the provisions of the Submerged Inlet Rules of the Board.

Purpose

The appliance is an automatic clothes washing machine.

MINUTES

Description

The models herein mentioned are basically the same as Model G-314 which is basically the same as Models approved under Cal. No. 907-50-SA differing only as to suspension of tub so as to eliminate the necessity of bolting of the machine to the floor and the addition of an immersion type electric heater. There is no change in the details of the water supply of the above mentioned Models, from the details of the water supply of the Models approved under Cal. No. 907-50-SA.

Inspection and Test

Details of construction of models herein mentioned were compared with details of construction of the models approved June 17, 1952 under Cal. No. 907-50-SA by Asst. Engr. J. A. Darts Committee on Test and the changes and modifications as herein described were noted.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the Bendix Automatic Washer Models WCG, WDG, WDG-H, WEG and WEG-H for voluntary installation under the provisions of C26-191.0 Administrative Building Code, as having met the requirements of C26-1277.0.h Administrative Building Code and the Submerged Inlet Rules of the Board for individual use.

When installed, in battery, the connections to waste shall be as follows:

Maximum No. of Bendix

per Battery

Water Line Diameter

3

2"

12

3"

30

4"

Slop sink requirements:

2" to 3" diameter water line-slop sink 20" x 24" x 16" deep.

3½" to 4" diameter water line-slop sink 3" x 3" x 3".

All slop sinks to have mushroom strainers having a diameter the same size as the water-line.

The foregoing table is based upon there being no specific provisions for this type of equipment in C26-1291.0 wherein the fixture equivalents can be determined from the table contained therein for the equipment when connected in battery and in addition, the discharge pump on each individual machine unit greatly facilitates the rate of discharge to the waste-line. In all cases the size of the trap and branch to the soil stack from the slop sink to be one commercial size larger than the branch line header connecting the battery units.

It is further recommended that each unit bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 486-53-SA", and that all installations in battery be submitted to the Department of Housing and Building, for investigation in order that the requirements of this resolution are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

313-54-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application April 19, 1954—Gold Bond Asbestos Siding Shingles and Accessories (for exterior finish on Class 4 bldgs.), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 313-54-SM

Subject: Gold Bond Asbestos Siding Shingles and Accessories, approval of.

Sheldon H. Cady for National Gypsum Company, Buffalo, New York, filed April 19, 1954, an application with Board of Standards and Appeals for approval of the material known as Gold Bond Asbestos Siding Shingles and Accessories under the provisions of C26-88.0 Administrative Building Code.

Purpose

The material is used as an exterior finish on Class IV buildings.

Description

Gold Bond Asbestos Siding Shingles are manufactured in two types:

1. Gold Bond Asbestone Chrome-tex Siding Shingles—deep-grain texture; 7 different colors available; straight edges only.
2. Gold Bond Asbestone Wood-grain Siding Shingles—wood-grain finish; available in white, straight edge or waveline edge.

The two types are identical except for the difference outlined above. Other details of Gold Bond Asbestos Siding Shingles are as follows:

Sizes: 5/32" x 12" x 24"

Weight: Approximately 175 lbs. per sq.

Exposure: 10½" x 24"

Shingles per square: 57

Shingles per bundle: 19

Gold Bond Asbestos Shingles are manufactured by the Hatschek process sometimes called the "wet" process. Essentially the asbestos fibre, Portland cement, water and pigments are mixed and blended in special machinery designed for this purpose. The resultant slurry is then fed to the Hatschek machine where the cement fibre and pigmentation and a small amount of water are picked up on revolving wire screen cylinders and transferred to an endless nylon blanket. These formations of fibre and cement are accumulated on a steel accumulator roll.

When the thickness desired has been accumulated, it is removed from the cylinder in sheets approximately 50" x 100". The sheets are then heat treated and pressed with the desired texture. In some cases, pigmentation is also added at this point. The sheets are then cut into "blanks" approximately 25" x 50". The "blanks" are then stored in special chambers under controlled conditions for curing.

When the proper degree of curing has been obtained the "blanks" are then die cut into the desired style. Following the punching and cutting operation, the shingles are treated with the Gold Bond surfaseal weatherproofing treatment and packaged for shipment.

Inspection and Test

Samples of the shingles were tested in accordance with the requirements of C26-88.0 Administrative Building Code in the presence of Asst. Engr. J. A. Darts Committee on Test and S. H. Cady representing applicant.

MINUTES

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Gold Bond Asbestos Siding Shingles and Accessories as an incombustible siding as having met the requirements of C26-88.0 Administrative Building Code for use on Class IV Buildings as set forth under C.26-242.0 Administrative Building Code on condition that each bundle be tagged, stamped or labeled:—"Approved by the Board of Standards and Appeals for use in New York City", under Cal. No. 313-54-SM.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

590-54-SA

APPLICANT—C. F. Braun and Co., owner.

SUBJECT—Application July 12, 1954—C. F. Braun and Co., Fuel Oil Heaters (preheaters), types ET-F or UT, approval of.

APPEARANCES—

For Applicant: Robert Johnson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 590-54-SA

Subject: C. F. Braun and Company Fuel Oil Heaters (preheater), Type ET-F and/or UT, approval of.

C. F. Braun and Company, Alhambra, California, filed July 12, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the C. F. Braun and Company Fuel Oil Heater (preheater) Type ET-F and/or UT under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a fuel oil preheater.

Description

The preheater is of the standard shell and tube design. The size of the unit and the pressure determines the type and thickness of shell. The plate sizes range in thickness from $\frac{3}{8}$ inches minimum to 1-7/16 inches maximum and the tubes are of $\frac{3}{4}$ inch #14 gauge steel. The tube sheet and channel are of steel plate, thickness varying on the working conditions.

The preheaters are constructed in accordance with ASME Code for Unfired Pressure Vessels.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts Committee on Test. The applicant has submitted photostatic copies of inspection reports and hydrostatic tests wherein the shell was tested to 300 psi and 450 psi on the two different heaters constructed for different operating temperatures.

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the C. F. Braun and Company Fuel Oil Heater (pre-

heater), Type ET-F and/or UT for use in New York City on the following conditions: The steam line to the heater is provided with a pressure gauge, a temperature regulating valve protected with strainer and around both of which is a by-pass line containing the necessary number of shut-off valves to permit by-pass of the steam around the temperature regulating valve in case of failure of this valve. The steam line shall also be provided with a check valve opening toward the heater and closing towards the boiler to prevent passage of any oil back to the boiler through the steam line. The condensate line carrying the condensed steam from the heater shell shall contain a steam trap with by-pass provided with necessary shut-off valves to permit by-passing of the condensate around the trap in case the trap fails to function properly. After passage through the trap, the condensate shall be discharged to waste (with this arrangement of the condensate line it will be impossible for this line to carry any oil back to the boiler in case of tube failure since this line is not connected to the boiler in any manner and the condensate is discharged to waste). The oil channel shall be provided with two connectors, one for oil inlet lines from the pump, discharge and one for the oil outlet line to the oil burner. In the oil outlet line shall be installed an oil relief valve as required under Par. 7.2.2 of the Oil Burner Rules and the bulb of the temperature regulating valve which actuates the temperature regulating valve and controls the oil temperature leaving the heater. The oil inlet and outlet lines shall also be provided with a stop valve and further that the connection of the condensate discharge line to a sewer shall be according to law and that each appliance shall bear a label permanently affixed reading:—"Approved by the Board of Standards and Appeals for use in New York City," under Cal. No. 590-54-SA.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report of Committee, *on condition* that the condensate is drained to a sewer in all installations.

612-39-A—Vol. III

APPLICANT—Vito P. Battista, for Betty White, owner (Frank G. Rizza, lessee).

SUBJECT—Application reopened September 14, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2739 Bedford avenue, northeast corner of Farragut road, Block 5225, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Vito P. Battista and Frank G. Rizza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated June 16, 1954, on Alt. Appl. 1901 of 1954, reads:

"1. Increasing number of patients in the nursing home which is more than one story in height and of Class 3 construction should be referred back to the B. S. & A. for their consideration—see Cal. No. 612-39-A as it is contrary to Sect. 4-2-1 of Bldg. Code.

MINUTES

2. Occupying 2nd floor with non-ambulatory, or bed-ridden patients, is contrary to B. S. & A. resolution under Cal. No. 612-39-A."

WHEREAS, the applicant states the building is two stories and attic, 32 ft. in height, 37 ft. front by 48 ft. in depth, of Class 3 construction, erected 1903, located on a lot 50 ft. front by 100 ft. in depth, in a residence use, E area, Class One and one-quarter height district, and used and occupied since 1938; Cellar—Mortuary, Laundry, Kitchen and ordinary use; first floor—Reception room and five bedrooms, 13 persons; 2nd floor—7 bedrooms, 16 persons; Attic—storage; total number of patients, 29; which use and occupancy is permitted by Certificate of Occupancy No. 13857 issued March 11, 1954, pursuant to resolution adopted by the Board September 23, 1952, under Cal. No. 612-39-A, Volume II, which limited non-ambulatory or bed-ridden patients to the first floor only; and

WHEREAS, the applicant states that it is now proposed to increase the number of patients on the first floor from 13 to 15 making a total of 31 patients in the building and permission is also sought to house non-ambulatory and bed-ridden patients on the second floor; and

WHEREAS, the applicant states that on the first floor one extra bed will be placed in each of two rooms; and

WHEREAS, the applicant states that the sprinkler system in the public hall will have the supply line connected directly to the street main and an approved fire alarm system will be installed and that in addition in order to provide for the safety of any non-ambulatory patients on the second floor that it is proposed to erect a balcony around the front and north side of the building at the second floor level and provide three 4 ft. 4 in. wide exit doors leading thereto; that this balcony will consist of a self-supporting steel balcony erected in the yard and connected to the roof of the porch at the front of the building; that the porch roof will be properly fire-protected by packing mineral wool between the roof beams and fire retarding the underside; that there will be metal covered steel stair leading directly from the balcony to the yard; and

WHEREAS, the applicant contends that the proposal will enable the home to be operated under normal conditions and insure complete safety in case of an emergency for any non-ambulatory patients on the second floor; that there will be more than enough outside balcony area provided to accommodate all 16 beds; that each bed can be rolled to safety to the outside of the building on the balcony at a moment's notice; that the balcony floor will have a smooth surface and be kept clear of any obstructions so as to facilitate easy rolling of the beds, if necessary; that on the interior the second floor openings connecting the bed rooms will be widened to 4 ft. 4 ins. to eliminate any possible bottlenecks and permit each room to be emptied in two directions, either to the balcony or to another direct exit on the interior; and

WHEREAS, the applicant contends that the proposed facilities will amply provide for any emergency and insure the complete safety of all the patients, ambulatory or non-ambulatory, and will enable the owner to operate the nursing home under normal conditions and afford the operator relief so urgently needed.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 21, 1940, under Vol. I of this appeal and the resolutions adopted under Vol. II thereof through September 23, 1952, by adding thereto:

"that the decision of the Borough Superintendent, dated June 16, 1954, acting on Alt. App. 1901 of 1954, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the number of patients to be increased by two to a total of thirty-one, with bed spaces as indicated on revised plans filed herewith marked 'Received July 9, 1954' (11 sheets), such additional beds being indicated as Nos. 14 and 15 on the plan of proposed first floor, on condition that in all other respects the resolutions

above cited shall be complied with; that the supply system in the public hall with supply line connected directly to the street main and the fire alarm system shall be maintained in accordance with requirements therefor."

684-42-S

APPLICANT—Bemis Bro. Bag Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the fire commissioner); previously granted on condition.

PREMISES AFFECTED—5102-5124 2nd avenue, west side, from 51st to 52nd streets, 5101-5123 First avenue, 102-184 51st street and 101-183 52nd street (1st story) Block 796, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Hanse.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 4, 1942, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 4, 1942, only so as to *omit* the following clause:

"that this variance shall continue only during the term of the present emergency;"

that in all other respects the requirements of the resolution above cited shall be complied with.

84-44-A

APPLICANT—Bemis Bro. Bag Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—5102-5124 2nd avenue, 101-183 52nd street, northwest corner, 5101-5123 1st avenue and 102-184 51st street (2nd floor, Main Building); Block 796, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Hanse.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4

Negative 0

WHEREAS, this application was granted by the Board on February 23, 1944, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 23, 1944, only so as to *omit* the following clause:

"that this variance shall continue only during the term of the present emergency;"

that in all other respects the requirements of the resolution above cited shall be complied with.

175-54-A

APPLICANT—Patrick D. Concagh, for 18 East 41st Street Corp., owner.

SUBJECT—Application March 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—18-20 East 41st street, south side, 248 ft. 4½ in. east of 5th avenue, Block 1275, Lot 61, Borough of Manhattan.

MINUTES

APPEARANCES—

For Applicant: Patrick D. Concagh, Marvin Fine and Milton H. Mandel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 18, 1954, B.N. 514/54 reads:

"1. Provide direct means of egress to fire tower as per 6.1.2.2.3 B. C.

1. Denied. J. D. 2/18/54"

and

WHEREAS, the applicant states the building is twenty stories, 252 ft. in height, 50 feet by 98 feet 2¾ inches in area, of fireproof construction, erected 1912, located in a restricted retail use, B area, Class 2 height district, and used and occupied since 1912 as follows: subcellar, utilities, storage, no persons; cellar: storage by tenant of first floor, no persons; first floor: store, ten persons; second to ninth floors, offices; tenth floor, offices and private school, eleventh to twentieth floors, offices, maximum number of occupants on any floor throughout the building, sixteen persons; that the building is provided with an approved standpipe system, one interior fireproof stairs and one fire-tower; and

WHEREAS, the Certificate of Occupancy #91 was issued September 22, 1916, permitting the following use and occupancy: First floor and floors above, stores and offices; number of occupants, not stated; Room 1205 private school; and

WHEREAS, Violation #9991 of 1953, was issued by the Borough Superintendent December 9, 1953, for failing to provide direct access to fire tower for all the occupants on the fourth to twentieth floors, inclusive; and

WHEREAS, the applicant states that with the exception of a few minor changes to interior partitions there have been no alterations to the use or occupancy of the building since its construction in 1912 and no alteration is now contemplated; that the building is provided with 3 ft. 8 in. wide interior iron stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading from the street to roof bulkheads to the public vestibule on the entrance floors, that a second means of egress from all floors is by means of a firetower at the rear east end of the building extending from roof to yard, with egress to the yard and from the yard to the street by means of a fireproof passageway leading into the public elevator vestibule corridor on the entrance story; that egress to the firetower on each floor is from the public hall through an office suite opening into and adjoining the firetower balcony, that the doors opening into the public hall from these offices are provided with glass panels easily breakable in an emergency, that the distance of travel between the public halls doors and the firetower is approximately 27 feet, that there has always been more than one tenant on each of the floors involved, that the original plan on file with the Department of Housing and Buildings shows the subdivision of these floors into office suites, that this situation existed in 1916 when the Certificate of Occupancy was issued; and

WHEREAS, the applicant contends that the existing exit facilities are adequate and comply with the requirements of the Building Code and conformed to such laws as were in effect at the time the structure was erected that the owner is willing to provide additional safeguards consisting of illuminated exit signs, etc. that it would create a hardship upon the owner to be forced to disrupt the occupancy of the suites involved in order to construct passageways through the offices to the firetower, and to do so would result in the constructive eviction of the tenants involved in violation of the terms of their leases.

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on B.N. 514, of 1954, Objection 1, on condition that there shall be erected at the rear wall at each story above the first, a balcony taking in two windows and with steps to equalize the level with existing balcony to fire tower as now proposed and as shown on revised plans filed with this appeal marked, "Received, January 7, 1955" (19 sheets) in substitution for plans previously filed marked, "Received, October 14, 1954" (20 sheets); that the rail of such balconies shall not be less than 3 feet 6 inches in height above the balcony level at the window sill; that there shall be an illuminated sign reading "Exit to Fire Tower" at the door of the office on the main corridor on each floor; that there shall be a similar illuminated sign over the window leading to the balcony itself; that on the balcony rail there shall be a sign reading, "To Fire Tower" and pointing in the direction thereof; that in the room between the main corridor and the windows opening upon the proposed balcony there shall be no interior office partition to impede direct access to exit window; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

252-54-A

APPLICANT—Stanley Rapaport, for Henrietta M. Rosen and Morton H. Rowen, owners.

SUBJECT—Application April 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-144 Henry street and 20 Rutgers street, southwest corner, Block 273, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Stanley Rapaport, Morton H. Rowen and Henrietta M. Rosen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock and Commissioners Kleinert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 2, 1954, on Alt. App. 50/54, reads:

"6. Provide two exits from all floors including the cellar as per Sect. 271 of the Labor Law.

"A fire escape is not acceptable as a second means of egress on a factory building over 5 stories high as per Sect. 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 9 stories, 98 feet in height, 84.7 ft. by 25 ft. in area, of fireproof construction, erected in 1912 now located on a lot 84.7 feet front by 25 feet in depth, in a local retail use, D area, Class 1 height district; used and occupied as follows: 1st floor—stores; 2nd floor, front—dentist, 2 persons; rear, commercial art studio, 2 persons; 3rd floor—front, union office, 4 persons; rear—manufacturing vests—8 persons; 4th floor—front—silversmith, 8 persons—rear—storage of books, 8 persons; 5th floor front—manufacturing pants, 5 persons; rear—manufacturing plastic wallets, 3 persons; 6th floor—manufacturing suit cases, 4 persons; 7th floor—manufacturing and storage of games, 4 persons; 8th floor—manufacturing sport clothes, 12 persons; 9th floor—manufacturing rubber products, 10 persons. The building is provided with an approved standpipe system and an approved interior fire alarm system and regular monthly fire drills are maintained; there is one interior 3 ft. 5 in. wide fireproof stairs, masonry enclosed equipped with metal covered self-closing doors, leading from roof bulkhead direct to street and two fire

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escapes, one on each street front; the Rutgers St. fire escape consists of a 45° stairs, 6 ft. high screens, 4 ft. 6 in. wide balcony and a counter-balanced ladder to street; this fire escape extends to roof; in addition there is a substandard fire escape on the Henry street front, which does not extend to roof and which extends to street grade by drop ladder; window and door openings on course of Rutgers st. fire escape are not fireproof, self-closing; and

WHEREAS, Violation No. 392 was issued January 22, 1953, by the Borough Superintendent, for failure to provide two legal means of egress for each tenant on each floor; this violation superseded Violation #122/47 which had not been complied with; and

WHEREAS, the applicant contends that the exterior screened stairway on the Rutgers street front complies with Section 268 of the Labor Law; that in addition there is a fire escape on the Henry street front erected when the building was erected; that this fire escape terminates at the 9th floor and gives access to street by a drop ladder. The building to the south is 4 stories and basement in height and the one to the west 3 stories and basement in height; and

WHEREAS, the applicant states the cellar is used only for boiler room and storage and there is no manufacturing whatever in the cellar; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, access to the Rutgers street fire escape is also available to the tenant at the rear through the doorways leading to the primary means of exit.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. App. 50 of 1954, Objection 6, to permit the secondary means of egress as proposed and as indicated on plans filed with this appeal marked, "Received, April 9, 1954" (2 sheets) and "October 27, 1954" (2 sheets), consisting of a substandard fire escape on the Henry street side, and a previously approved fire escape on the Rutgers street front, *on condition*, that such substandard fire escape shall be put in good condition and shall have a counter-balanced stair to the street and a gooseneck ladder to the roof; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the occupancy of each floor shall be limited to the capacity of the primary means of exit; and that the fire alarm and monthly fire drill shall be maintained in accordance with the requirements therefor.

333-54-A

APPLICANT—Ribelle V. Perotto, for Ernest T. Bower, Inc., owner (Henry Cohen, lessee).

SUBJECT—Application April 30, 1954—Appeal from an order and a decision of the fire commissioner and a decision of the Borough Superintendent of Housing and Buildings.

PREMISES AFFECTED—741 St. Nicholas avenue, northwest corner of West 147th street (Block 2062, Lot 131), Borough of Manhattan.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Lieut John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #98246 LC issued by the Fire Commissioner November 16, 1953, reads:

"Before a permit for the STORAGE AND USE OF FUEL OIL may be issued to you, the following order

must be complied with. Kindly notify the Fire Department, Municipal Building, New York 7, N. Y., when such order has been complied with.

1. Secure the approval of the Board of Transportation on plan #1908/49, for the installation of the fuel oil system on the above premises. Rule 10.2.1. (B30)"

and

WHEREAS, the decision of the Fire Commissioner dated April 23, 1954, reads:

"Replying to your letter of March 8, 1954, requesting a copy of violation 98246-LC, and to have same dated so that an appeal may be filed with Board of Standard and Appeals, be advised that Division of Fire Prevention and Combustibles never changes the date on any order issued."

and

WHEREAS, the decision of the Borough Superintendent dated November 9, 1954, redened November 15, 1954, on FP App. 1906/49 reads:

"1. Tank located within 20'-0" of subway wall contrary to Rule 6.5.1 Oil Burner Rules."

and

WHEREAS, the applicant states the building is 4 stories, 45 ft. in height, 60 ft. by 20 ft. in area, Class 3 construction, erected in 1895 on a lot 74 ft. 11 in. front by 20 ft. in depth, in a business use, B area, Class 1½ height district; used and occupied since 1931 as a Class A multiple dwelling, for which Certificate of Occupancy #18043 was issued December 7, 1931, upon completion of Alt. App. 1335/31; and

WHEREAS, the lessee was convicted and fined in Magistrate's Court April 23, 1954, on charge of violation of Sec. C19-52.0 of the Administrative Code; and

WHEREAS, the applicant contends that the building is only 20 feet deep and the subway wall is located only 1½ feet from the building line; that there is no place on the property for the installation of the fuel oil tanks 20 feet from the subway wall as required by the Oil Burner Rules; and

WHEREAS, the applicant states that the two 275 gallon fuel oil storage tanks are now located 15 feet from the subway wall at the opposite end of the subway entrance; that these tanks are located on the concrete cellar floor on legs subject to inspection at all times for leaks; that they are located within a 4 in. terra cotta enclosed room which has a fireproof self-closing door; that the fill box is at curb on West 147th street remote from the subway wall and there is no danger of spilling oil into the subway while filling tanks; that the tanks and the burner in question are used to supply hot water for the laundromat on the first floor; and

WHEREAS, the applicant has filed a communication dated March 11, 1954, from the Chief Engineer of the Transit Authority stating that the tanks in question cannot be approved unless a variance is granted by this Board.

Resolved, that the decision of the Fire Commissioner, acting on Order #98246 LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance of the two 275 gallon fuel oil storage tanks, as proposed and located as indicated on plans filed with this appeal, marked "Received April 30, 1954" (1 sheet) and "October 4, 1954" (1 sheet), *on condition* that the fuel oil tanks shall be of an approved type and shall be installed in an approved manner; that there shall be erected at the sill of the room where tanks are located a concrete sill not less than 6 inches in height.

597-54-A

APPLICANT—Norman Lederer and Leonard Joseph, for Eli Chason, owners.

SUBJECT—Application July 20, 1954—Appeal from a decision of the borough superintendent, re revocation of permit Alt. 2159-53.

PREMISES AFFECTED—132-03 Beach Channel drive and 565 Beach 132nd street, southwest corner, Block 679, Lot 8, Belle Harbor, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 26, 1954, which is the basis of this appeal, reads:

"This letter is to inform you that the reason given in my letter to you of February 23rd revoking Alt. 2159/53 was in error; the section of the Administrative Code applicable in this case is C26-248.0 Par. 1 of Sub. 1 (a) 1.

This section requires that a wooden frame building be no closer to the lot line than two feet. Therefore that part of the previous letter referring to the Zoning Resolution is to be ignored."

and

WHEREAS, the decision of the Borough Superintendent dated February 23, 1954, referred to in the above decision reads:

"This letter is to inform you that the above alteration application which was approved on November 6, 1953 and Permit to Build #415 issued on January 25, 1954 are hereby revoked: the reason for this revocation being that an error was made in approving said application and plans.

Your architect showed an extension to be erected on the northwesterly side of existing residence building with a space of six inches between the extension and the westerly lot line. The Zoning Resolution of the City of New York requires that this side yard have a minimum width of five feet.

All work on this extension will have to be stopped immediately. You may, if you wish, have your architect appeal this decision to the Board of Standards and Appeals of the City of New York."

and

WHEREAS, in addition thereto the applicant has filed a decision of the Borough Superintendent dated July 12, 1954, which reads:

"This letter is to inform you that the reason given in my letter to you of February 23rd, revoking Alt. 2159/53 was in error; the section of the Administrative Code applicable in this case is C26-248.0 Par. 1 of Sub. 1 (a) 1.

This section requires that a wooden frame building be no closer to the lot line than two feet. Therefore that part of the previous letter referring to the Zoning Resolution is to be ignored."

and

WHEREAS, the applicant states the building is 2 stories, 27 ft. in height, 47 ft. by 26 ft. in area, of Class 4 construction, erected in 1950 on a lot 61.12 ft. by 99.15 ft. in area, in a residence use, E-1 area and Class 1 height district; occupied since 1951: Basement—heater and storage; 1st and 2nd floors—dwelling; and proposed to be increased in area to 47.11 ft. front by 37.08 ft. in depth on the first floor and 47.11 ft. front by 36.08 ft. in depth on the 2nd floor, in Class 4 construction and used and occupied the same; and

WHEREAS, the applicant states that on or about October 1, 1953, plans were filed to erect a one-story extension, adding one room to be used as a den in conjunction with the apartment on the 1st floor; that these plans were assigned Alt. App. 2159/53 and approved November 6, 1953; and

WHEREAS, the applicant states that the extension as completed is constructed of 2 x 4 in. studs, 16 in. on centre, rock wool filled, with sheathing and 15 lbs. saturated felt and 4 in. brick veneer on the exterior and with perforated gypsum rock lath with two coats of gypsum plaster and with hard white finish on the interior; that there is also a fireproof window, consisting of metal frame with wire glass in the westerly wall, facing the lot line; that the westerly wall extends to within 6 inches of the westerly lot line; and

WHEREAS, the applicant contends the plans were designed and approved on the basis that the construction conformed with Sect. 4.1.3, subdiv. 1b of the Building Code which permits exterior walls of a frame structure at a distance less than 3' from a lot line if veneered with Masonry and fire stopped; that since the walls of the extension have 4 in. brick veneer, rock wool filled and finished on the interior with rocklath and gypsum plaster and that they conform to Section 4.1.3, subdiv. 1 b of the Building Code. It is therefore felt that the construction is legal and the Borough Superintendent is in error. It is therefore requested that the owner be permitted to apply for a new certificate of occupancy and to use the additional room as constructed.

Resolved, that the Board of Standards and Appeals does hereby *restore* Alteration Application 2159/53 and Permit #416 and that the appeal be and it hereby is *granted*, acting on the decision of the Borough Superintendent, dated February 26, 1954, under C26-248.0, para. 1, subdiv. 1a1, to permit the extension as proposed and as indicated on plans filed with this appeal, marked "Received July 20, 1954" (2 sheets) and "December 3, 1954" (1 sheet), *on condition* that the wall facing the interior lot line to the west shall be faced with brick as proposed and shown and that the one window proposed shall be fireproof, self-closing, glazed with wire glass; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.

SUBJECT—Application May 4, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—895 Ocean parkway, and 615 Avenue I, northeast corner (Block 6509, Lot 48), Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Decker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P.M. for inspection and decision without further argument.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer and John Tricarico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P.M. for inspection and decision by the Board; hearing closed.

484-54-A

APPLICANT—L. B. Santangelo, for Ernest Hoehn, trustee.

MINUTES

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to January 25, 1955, at 2 P.M.; applicant to advise the Board whether showroom in basement is to be eliminated.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Henry W. Redlien, Vernon F. Stompler and Angelo Granatelli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P.M. for inspection and decision.

573-54-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES: Sixty Wall Tower, Inc.

SUBJECT—Application July 2, 1954—Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Malachy J. Wade and A. E. Thurber, Jr.

For Opposition: Leo V. McLaughlin, A. R. George, C. Joseph Donahy and M. N. Nyberg.

For Administration: Samuel L. Becker and Joseph P. Dooley, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P.M. for decision.

574-53-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES: Gotham Hotel, Inc.

SUBJECT—Application July 2, 1954—Appeal from a decision of the borough superintendent re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Malachy J. Wade and A. E. Thurber, Jr.

For Opposition: Leo V. McLaughlin, A. R. George, C. Joseph Danahy and M. N. Nyberg.

For Administration: Samuel L. Becker and Joseph P. Dooley, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 18, 1955, at 2 P.M. for decision.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti, Francis Burns, W. C. Butzine and R. R. Herniman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P.M. for further hearing and for inspection, if necessary.

832-54-A

APPLICANT—Lama, Proskauer and Prober, for Friedman and Waldman, Inc., owner (Sol Rosenberg, lessee).

SUBJECT—Application October 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1424 Rockaway Parkway, south side, 57 ft. 5¼ in. west of Glenwood road, Block 8165, Lot 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P.M. for further consideration by the Board.

1348-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leonard and Francesca Moschitto, owners.

SUBJECT—Application for consideration—reopening and to consider working drawings and apply conditions—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h, 7i and 7A of the zoning resolution, permitting in a business use district, the erection and maintenance for a term of fifteen years, a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles, with a curb cut and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—2753-2761 Coney Island avenue and 1002-1012 Avenue Y, southeast corner, Block 7430, Lots 1, 74 and 75, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, by adding thereto:

"that working drawings marked 'Received November 30 1954' (3 sheets) are hereby approved as being in substantial accord with the requirements of the resolution above cited." (N. B. 1415/53)

870-47-BZ—Vol. II

APPLICANT—Robert Gottlieb, for S. M. S. Parts and Service, Inc. and Frank Solicito, owners.

MINUTES

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the retail use district portion of a lot located in a residence and retail use district, the conversion of one family dwelling, accessory garage, battery and ignition shop, to one family dwelling, motor vehicle repair shop and gasoline service station.

PREMISES AFFECTED—1100-1108 East 222nd street and 3866-3868 Loconia avenue, southeast corner, Block 4716, Lots 6 and 8, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Frank Mastandrea.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, under Vol. II, of this appeal adding thereto:

"that the number of gasoline storage tanks may be increased from two to four 550 gallon approved tanks; that the gasoline pumps may be increased from two to three; that the masonry extension on the first floor for office may be permitted, and that parking and storage may be added; that an illuminated metal brand sign may be constructed on a post standard permitting such sign to extend beyond the building line for a distance of not more than four feet as shown on revised plans marked, 'Received, December 1, 1954' (one sheet) and as passed on by the Borough Superintendent under Alt. App. 1069/53, Objection 1, disapproved December 2, 1954; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and the requirements of the resolution adopted July 27, 1954, where not inconsistent therewith."

512-49-BZ

APPLICANT—Healy and Fusfield, for Graycliff Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and amendment of the resolution—re application from a decision of the borough superintendent.

PREMISES AFFECTED—1160-1176 St. Nicholas avenue, east side, from West 168th to West 169th streets; 571-575 West 168th street and 558-564 West 169th street, Block 2125, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul C. Vincent.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 22, 1949, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 22, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution."—(Alt. 786/49)

831-49-BZ

APPLICANT—Michael Levine, for Adeline Wildhack, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—162-164 Hancock street, south side, 160 ft. east of Nostrand avenue, Block 1838, Lots 9 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 23, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1950 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months of the date of this *amended* resolution." (Alt. App. 3776-49)

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corporation, owner.

SUBJECT—Application for consideration—reopening and to approve working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, salesroom and office, and permitting the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner, Block 6435, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 9, 1954, by adding thereto:

“that working plans marked ‘Received December 2, 1954’ (3 sheets) are hereby approved as being in substantial accord with the requirements of the resolution above cited.” (N. B. 294/53)

616-26-BZ—Vol. II

APPLICANT—Lawrence M. Rothman, for Greater Pythian Temple Assn., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to consider certain club facilities to or for public commercial use, subject to regular procedure—re Application (decision of the superintendent of buildings), previously granted on condition, under section 21 of the building zone resolution, permitting in a residence and B area district, the erection and maintenance of a building with a rear yard less in depth than that required by the zone resolution.

PREMISES AFFECTED—135-147 West 70th street, north side, 181'5½" east of Broadway, Block 1142, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: None

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider certain club facilities for public commercial use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., (Kemwol Realty Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. II and to consider a change of use subject to regular procedure—re Application (decision of the superintendent of buildings), previously granted on condition, under sections 7c, 7g and 21 of the zoning resolution permitting in a residence district, extending from a business district, the erection and maintenance of a business building.

PREMISES AFFECTED—119-51/59 Union Turnpike, north side, 75 ft. east of Kew Forest Lane, Block 3347, Lot 44 (formerly 45), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider change of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

617-31-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new proposal and uses subject to regular procedure—re Application (decision of the superintendent of buildings) previously withdrawn, under section 21 of the building zone resolution, permitting partly in a business district and partly in a residence district the erection and maintenance of a garage for more than five motor vehicles.

PREMISES AFFECTED—1294-1310 Sedgwick avenue, east side, 143.35 ft. south of West 169th street, Block 2530, Lots 28, 32 and 40, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner. (Esso Standard Oil Company, lessee).

SUBJECT—Application for consideration—reopening as Vol. II and consider under a different section that previously denied, subject to the regular procedure—re Application (decision of the superintendent of buildings), previously denied, under section 21 of the building zone resolution, to permit, partly in a residence district and partly in a business district, the erection and maintenance of a motor vehicle repair shop and also a gasoline service station.

PREMISES AFFECTED—222-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative) Official Lots 10 and 11, Borough of Queens, Laurelton.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, for reconsideration under a different section of the zoning resolution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application for consideration—reopening as Vol. IV and to consider extension and reconstruction subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a local retail use district, the extension of an existing gasoline service station.

PREMISES AFFECTED—227-15/228-21 (Off. 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, 6333, 6334, Lot 20 part of #7, 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider extension and reconstruction.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms,
owner. (Bernie Mulvey, lessee).

SUBJECT—Application for reconsideration—reopening as
Vol. II and to consider reconstruction—subject to regular
procedure—re Application (decision of the superintendent
of buildings), previously granted on condition, under sec-
tion 21 of the building zone resolution, permitting in a
business district the erection and maintenance of a gaso-
line service station.

PREMISES AFFECTED—1314-1338 Sedgwick avenue,
east side, south of West 169th street, Block 2530, Lot 39,
Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Barney Mulvey.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure, to consider reconstruction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

154-35-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Assets
Control Company, Inc., owners.

SUBJECT—Application for consideration—reopening as
Vol. II and consider new proposal, subject to regular pro-
cedure—re Application (decision of the commissioner of
buildings), previously denied, under section 21 of the
zoning resolution, to permit in a business district the erec-
tion and maintenance of a gasoline service station.

PREMISES AFFECTED—219-28/219-38 (Off. 219-30)
Hillside avenue, southeast corner and 88-01/88-09 Spring-
field boulevard, Block 10680, Lot 1, Hollis, Borough of
Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham
J. Stern, owner. (Socony Vacuum Oil Company, Inc.,
lessee).

SUBJECT—Application for consideration—reopening as
Vol. II as to extension and rearrangement subject to reg-
ular procedure—re Application (decision of the borough
superintendent), previously granted on condition, under
sections 7c and 21 of the building zone resolution, permit-
ting in a residence use district, the extension in area and
the reconstruction of an existing gasoline service station.

PREMISES AFFECTED—4902-4910 Kings Highway,
southeast corner of 1161-1163 East 49th street and 4901-
4909 Avenue H, Block 7733, Lots 7 and 8, Borough of
Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure, to consider extension and
rearrangement.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

561-40-BZ—Vol. II

APPLICANT—Charles M. Sprinkler, for Howard Mc-
Donough, owner.

SUBJECT—Application for consideration—reopening as
Vol. II and consider a new proposal, subject to regular
procedure—re Application (decision of the borough super-
intendent of buildings), previously denied, under section 7h
of the building zone resolution, to permit in a business use
district, for a temporary period of not more than two
years, the parking and storage of more than five motor
vehicles.

PREMISES AFFECTED—369-377 Kingsway highway and
1750-1760 West 3rd street, northwest corner, Block 6653,
Lot 27 and 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

449-41-BZ—Vol. II

APPLICANT—Hurley, Kearney, Lane and Mattison, for
Nicholas Caponia, Marie Fransca, owners.

SUBJECT—Application for consideration—reopening as
Vol. II and consider new proposal subject to regular pro-
cedure—re Application (decision of the borough super-
intendent), previously denied, under sections 7f and 7i of
the zoning resolution, to permit in a business district the
erection and maintenance of a gasoline service station,
automobile repair shop, auto laundry, accessories, office
and lubricatorium.

PREMISES AFFECTED—1302-12 65th street, southerly
side of 65th street and easterly side of 13th avenue, Block
5754, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: John E. Murphy.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,
subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative: 0

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and
Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application for consideration—reopening as
Vol. II and consider revised proposal—subject to regular
procedure—re Application (decision of the acting borough
superintendent), previously denied, under section 7f of the
zoning resolution, to permit in a business use district, for
a term of years, the erection and maintenance of a gasoline
service station.

PREMISES AFFECTED—444 Sound View avenue and 445
Underhill avenue, northwest corner, Block 3498, Lot 51,
Borough of the Bronx.

MINUTES

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider revised proposal; previously denied.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

801-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Teresa Romano, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider extension of uses subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, for a term of ten years.

PREMISES AFFECTED—72-01/72-09 Eliot avenue, northeast corner of 60-71/60-77 72nd street, Block 2843, Lot 45, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

886-48-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Seagert Realty Co., owner (Arverne Auto Body and Fender Works, Ins., lessee).

SUBJECT—Application for consideration—reopening as Vol. II and as to extension of term of variance, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 21 of the zoning resolution, permitting in a business use district, the change in occupancy from store and auto laundry to body and repair shop, spraying, painting and welding.

PREMISES AFFECTED—71-10 Beach Channel drive, west side, 156.78 ft. north of Beach 72nd street and 348 Beach 72nd street, Block 537, Lot 14, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, as to extension of term.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

70-52-BZ—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening as to consider extension of area—parking subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7h of the zon-

ing resolution, to permit in a residence and retail use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—88-34 to 88-38 161st street, west side, 269' 2 $\frac{3}{4}$ " north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herman Horowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

333-52-A—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application for consideration—reopening as Vol. II and to consider extension of use—parking in bed of mapped street,—re Pursuant to section 35 General City Law; previously granted on condition.

PREMISES AFFECTED—88-34 to 88-38 161st street, west side, 269' 2 $\frac{3}{4}$ " north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Herman Horowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider extension in conjunction with Cal. No. 70-52-BZ, Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under sections 7c and 7e of the zoning resolution, permitting in the retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office and the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—164-15/164-25 (Off. 164-25) 78-28/78-36 165th street, northwest corner of Union Turnpike and 165th street, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative: 0

Adjourned: 4:45 P. M.

JOSEPH J. DOYLE, Chief Clerk

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Address all communications to the Chairman

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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On January 3, 1955, Copy of Petition and Order of Certiorari was served on the Board by Leonard F. Rothkrug, attorney for petitioner and owner, Congregation Ahavath Israel and Talmud Torah of East Midwood, Inc., seeking a review of the Board's denial of their appeal on November 23, 1954, from decision of the Borough Superintendent, acting on Application (Alt.) 4380/53, in re proposed change of occupancy from residence to public building in a frame building; Cal. No. 799-53-A; Premises 1122 East 29th Street, 140 ft. south of Avenue K, Borough of Brooklyn.

On January 7, 1955, Copy of Petition and Order of Certiorari was served on the Board by John C. Mundt, Jr., attorney for petitioners, Thomas Sullivan et al, objecting property owners, seeking a review of the Board's determination on December 7, 1954, granting a variance under Sections 7f and 7i of the Zoning Resolution, permitting for a period of fifteen years in the business portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles (previously granted by the Board—the parking and storage of motor vehicles and extended from time to time); Cal. No. 700-41-BZ, Vol. II; Premises 9319-9333 Third Avenue and 301-311—94th Street, Northeast Corner, Borough of Brooklyn.

COURT DECISION.

Matter of Markstone Realty Corp. vs. Murdock:—On July 20, 1954, the Board denied an appeal from a decision of the Borough Superintendent, who refused to permit in a Class B Multiple Dwelling the installation of kitchenettes, stating: "Proposed kitchenettes in class B rooms indicate use for permanent occupancy" (i. e., Class A Multiple Dwelling); Cal. No. 268-54-A; Premises 317 West 29th Street, north side, 246 ft. west of 8th Avenue, Borough of Manhattan.

The Board found that providing cooking kitchenettes, as proposed, would be contrary to public welfare and not in accord with the legislative finding of the Multiple Dwelling Law.

Upon court review at Special Term, Supreme Court, Mr. Justice Brisach, in his final Order, instructed the Borough Superintendent to issue an Alteration Permit for the installation of kitchenettes in the furnished rooms and further ordered that "the matter be remitted to the Board for appropriate action not inconsistent with the opinion of this Court." The final Order issued is not consistent with the record in the Law Journal of November 11, 1954.

An appeal from this decision to the Appellate Division has been entered.

STIPULATION OF DISCONTINUANCE AND AGREEMENT.

Matter of Regency Park, Inc. et al, vs. Board of Standards and Appeals:—On February 24, 1954, the Board granted a variance, under Section 7, subdivision e, of the Zoning Resolution permitting for a term of fifteen years in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories, and office and to permit the parking of cars waiting to be serviced; Cal. No. 436-53-BZ; Premises 141-50 Union Turnpike south side, 44.96 ft. west of Main Street, Flushing, Borough of Queens.

Petitioners, objecting property owners, sought a review of the Board's determination.

In Supreme Court, Queens County, a stipulation was entered into between the attorneys for the respondent parties hereto for a discontinuance of these proceedings without costs.

—Vol. II, 403-53-A, 491-43-S—Vol. II, 552-52-A, 327-54-A, 340-54-A, 405-54-A, 573-54-A, 574-54-A, 846-53-A, 424-19-BZ—Vol. III, 395-31-BZ—Vol. II, 816-50-BZ, 300-52-BZ, 472-52-BZ, 150-54-BZ, 803-26-BZ—Vol. III, 911-26-BZ—Vol. II, 165-48-BZ—Vol. III, 304-52-BZ—Vol. II and 794-52-BZ—Vol. II.

Factory Exit Rules.

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10-55-A—H.B.M.—410-416 East 54th street, south side, 194 ft. east of 1st avenue and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan, Alt. 264-54—re fire-proof construction.

11-55-A—H.B.M.—24 East 73rd street, south side, 79 ft. west of Madison avenue, Block 1387, Lot 59, Borough of Manhattan, Amendment to Alt. 2116-54—re pursuant to section 310 of the Multiple Dwelling Law.

12-55-SA—Uni-Mac Twin Washer, Model 202, manufactured by The Uni-Mac Co., Appliance.

13-55-BZ—H.B.Q.—63-11 Queens boulevard, north side, from 63rd street to 64th street, Block 1340, Lot 1, Jackson Heights, Borough of Queens, Alt. 2978-54—re sale of used cars.

14-55-BZ—H.B.Bx.—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx, N.B. 1540-54—re erection and maintenance of gasoline service station, parking of cars to be serviced, etc.

15-55-BZ—H.B.Q.—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens, N.B. 4660-54—gasoline service station, auto washing, lubrication, repairs (minor), etc.

16-55-A—H.B.M.—47 Walker street, south side, 189 ft. 2¾ in. east of Church street, Borough of Manhattan, B.N. 2880-54—re egress.

17-55-SA—Apex Wash-A-Matic, Model CM5, 6000, manufactured by Apex Electrical Manufacturing Corp., Appliance.

18-55-BZ—H.B.Q.—52-16 46th street, west side, 62 ft. 4½ in. north of 53rd avenue, Block 2534, Lot 28, Maspeth, Borough of Queens, N.B. 4315-54—re storage and assorting of metals.

19-55-A—H.B.B.—610-612 (608 displayed) Neptune avenue, south side, 42 ft. ¾ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn, B.N. 1632-54—re frame dwelling.

20-55-A—H.B.Q.—134-11 to 134-15 Hillside avenue, northwest corner of 135th street, Block 9621, Lot 14, Jamaica,

Borough of Queens, Alt. 1566-53—re change in use of existing car laundry to repair shop and parking of more than 5 cars; frame building; business entrance.

Restored to Docket

878-48-A—Vol. II—H.B.Q.—69-14 49th avenue, south side, 100.06 ft. east of 69th street, Block 2435, Lot 14, Woodside, Borough of Queens, N.B. 3109-54.

403-53-A—H.B.M.—152-156 Wooster street, east side, 90 ft. south of West Houston street, Block 514, Lot 10, Borough of Manhattan, Alt. 361-53.

427-46-SM—Vol. II—Pioneer Cinder Block, manufactured by the Pioneer Concrete Products Co., Inc., Material.

912-52-SM—Styrofoam No. 22 and No. 33 (insulation); (reopened to amend as to additional use of material—test and report), manufactured by The Dow Chemical Co., Material.

29-47-SA—Vol. II—Linde Liquid Oxygen Truck and Mobile Pumping Unit, Models MPU 125-300 Series, manufactured by Linde Air Products Company, A Division of Union Carbide and Carbon Corp., Appliance.

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165-48-BZ—Vol. III—H.B.Bx.—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx, Alt. 972-54.

803-26-BZ—Vol. III—H.B.B.—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn, Alt. 3824-54.

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Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
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Fire resistive, Flameproof Materials, etc., Rules for Testing of	May	26, 1954.
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Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
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Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A
Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JANUARY 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.
SUBJECT—Application March 31, 1954—(decision of the borough superintendent) under sections 7h and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).
PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 38, Jamaica, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 25, 1955, for applicant to file revised plans; hearing previously closed.

566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4094, Lots 1, 3, 41 and 42, Borough of The Bronx.

Laid over from December 7, 1954, to December 14, 1954, at request of an objector; then to January 25, 1955, for inspection and decision; hearing closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station to include car wash, lubritorium, motor vehicle repairs, store and brake service and office, and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-43 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; applicant to file revised plans; no further argument; hearing closed.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guywal Realty Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit the business use district portion of a plot for a term of ten years the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office; and to permit on vacant portion the parking of motor vehicles.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. V—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years, the extension to accessory building, and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced, on existing gasoline service station.

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

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124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application reopened February 2, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure maintaining present uses of showroom, service, office, storage and parts department, and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and under coating, with storage of paints and to permit the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed.

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co., Inc. and Pierce Keefe, owners.

SUBJECT—Application reopened November 10, 1953—re (decision of the borough superintendent) under sections 7c, 19A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district the demolition of frame buildings and the upper floors of loft building fronting on 53rd street; and the alteration and extension of existing buildings fronting on 5th avenue using more than the area permitted, and without the required rear yard; and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates, Inc., owner.

SUBJECT—Application June 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles with an entrance to or an exit from proposed parking, located in residence use portion of plot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision; hearing closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A

of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

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PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

Laid over from December 7, 1954, to December 14, 1954, for further consideration by the Board; hearing closed; then to December 21, 1954, at the request of applicant; then to January 4, 1955, for decision after applicant has filed revised plans; hearing previously closed; then to January 25, 1955, for inspection and decision.

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan; then to January 25, 1955, for inspection and decision without further argument; hearing closed.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed; then to January 25, 1955, for applicant to file revised plans.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back; and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

Laid over from November 16, 1954, to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed; then to January 18, 1955, for applicant to furnish decision from the Commissioner of Parks as to signs proposed under Section 675 of the State Conservation Law; then to January 25, 1955, for applicant to file revised plans; hearing previously closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions; then to January 18, 1955, for applicant to file revised plans as to grade conditions; hearing previously closed; then to January 25, 1955, for consideration of revised plans.

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.

PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

Laid over from January 18, 1955, to January 25, 1955, for the preparation of digest; applicant to be notified.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further extension in use and area of existing auto laundry and gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from January 18, 1955, to January 25, 1955, at request of objector; applicant concurring.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a

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business use district the erection and maintenance of a gasoline service station, lubratorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

164-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district two additional curb cuts on East 98th street on existing gasoline service station.

PREMISES AFFECTED—9716-9726 Church avenue and 494-542 East 98th street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn.

187-52-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e, 7i and 7A of the zoning resolution, to permit in a local retail use district the reconstruction and size of proposed accessory building on proposed gasoline service station, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—221-10 Hempstead avenue and 102-33 to 102-37 221st street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

201-54-BZ

APPLICANT—Harry A. Yarish, for Atlas Lumber Corp., owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district an entrance (curb cut), to loading berth, nearer the intersection than is permitted.

PREMISES AFFECTED—260-266 Manhattan avenue and 131-135 Powers street, northeast corner, Block 2776, Lots 1-4 inclusive, Borough of Brooklyn.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JANUARY 25, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 25, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdim, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of mixture known as Technicon (clearing agent) Dehydrant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

484-54-A

APPLICANT—L. B. Santangelo, For Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

573-54-A

APPLICANT—Interboro Elevator Co., Inc.,

OWNER OF PREMISES—60 Wall Tower Inc.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.

PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

574-54-A

APPLICANT—Interboro Elevator Co., Inc.,

OWNER OF PREMISES—Gotham Hotel, Inc.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

389-53-A

APPLICANT—James B. Anderson, Jr., for Barricini, Inc., owner.

SUBJECT—Application May 13, 1953—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—22-19 41st avenue, northwest corner of 23rd street, 2nd and 3rd floors; Block 409, Lot 1, Long Island City, Borough of Queens.

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.

SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45, Borough of Manhattan.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).

SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

454-54-A

APPLICANT—John F. Fitzsimons, for Stephen Cea, owner.

SUBJECT—Application June 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-82 198th street, west side, 65 ft. north of Jamaica avenue, Block 10466, Lot 78, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

CALENDAR

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings; then to February 1, 1955, for inspection and decision; hearing previously closed.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for applicant to report to the Board as to possibility of rebuilding the entire station; hearing previously closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, at 10 A.M. for applicant to report to the Board as to zoning change.

797-54-BZ

APPLICANT—Ginsberg and Broady, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from five car garage and parking of more than five cars to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for inspection and decision without further argument; hearing closed.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

Laid over from January 11, 1955, to February 1, 1955, for decision by the Board, no further argument; hearing closed.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

CALENDAR

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hyland boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Queens.

Laid over from January 11, 1955, to February 1, 1955, for decision by the Board, no further argument; hearing closed.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from January 18, 1955, to February 1, 1955, applicant to furnish an additional objection as to tanks.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application reopened January 4, 1955 for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition on sections 7c and 7i of the zoning resolution, permitting in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, and permitting a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue, Block 10689, Lot 1, Queens Village, Borough of Queens.

747-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for John Exeter Realty Corp., owner.

SUBJECT—Application reopened January 4, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, permitting in a business use district, the proposed extension of an existing building used as a poultry market and slaughtering of poultry (previously granted an extension by the Board); the proposed extension to be for mercantile use, the poultry market not to be extended except for loading and unloading at the rear and for the proposed plucking room.

PREMISES AFFECTED—6224 17th avenue and 1685-1693 63rd street, northwest corner, Block 5531, Lot 48, Borough of Brooklyn.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

133-54-BZ

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 450.96 ft. and 432.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

134-54-A

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 432.96 ft. and 450.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

210-54-BZ

APPLICANT—Harry A. Yarish, for Nick Tortorello, owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—227 Smith street, east side, 25 ft. south of Butler street, Block 409, Lot 8, Borough of Brooklyn.

513-54-BZ

APPLICANT—Burke, Green and Groh, for Giovanni and Maria Cirilli, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of existant one family dwelling nearer to street line than is permitted (southwest corner of building).

PREMISES AFFECTED—118-77 Francis Lewis boulevard, northeast corner of 119th avenue, Block 12754, Lot 44, St. Albans, Borough of Queens.

645-54-BZ

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).

CALENDAR

SUBJECT—Application August 10, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district a loading berth without the required width, and without the required width of entrance and curb cut.
PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

646-54-A

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).
SUBJECT—Application August 10, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.
SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use district the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.
PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.
SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

929-54-BZ

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.
SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of an existing building as administrative offices by the National Municipal League.
PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

930-54-A

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.
SUBJECT—Application December 6, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

818-54-SM

APPLICANT—General Gas Light Company, owner.
SUBJECT—Application October 28, 1954—Humphrey Radiantfire Circulators (gas fired), Models 20HV, 40HV and 60HV, approval of.

458-54-SM

APPLICANT—William A. Lacerenza, for Brownsville Cast and Cut Stone Company, owner.
SUBJECT—Application May 24, 1954—Brownsville Cast and Cut Stone Company, Cast Stone Steps, approval of.

582-53-SA

APPLICANT—The Trane Company, owner.
SUBJECT—Application July 27, 1953—Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230, approval of.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Company, owner.
SUBJECT—Application for consideration—reopening as to amendment to resolution to include additional model of boiler burner unit—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

229-38-SM

APPLICANT—The Ruberoid Company, owner.
SUBJECT—Application for consideration—reopening and amendment to resolution as to change of ownership—re Ebsary Plasterboard and Lath-Plain or Perforated 3/8 inch thick; previously approved.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.
SUBJECT—Application May 4, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—895 Ocean parkway and 615 Avenue I, northeast corner, Block 6509, Lot 48, Borough of Brooklyn.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.
SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.
SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.
PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. West of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.
SUBJECT—Application reopened June 8, 1954 as Vol II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

966-54-A

APPLICANT—Charles Abrahams, for The Queensboro Corp., owner.

SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-06 82nd street and 81-20 37th avenue, southwest corner, Block 1292, Lot 6, Jackson Heights, Borough of Queens.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees n/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).

SUBJECT—Application June 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corp., owner.

SUBJECT—Application reopened November 23, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22, Borough of Manhattan.

0-55-A

APPLICANT—Reuben Rappaport, for All States Holding Corp., (Parsons School of Design, lessee).

SUBJECT—Application January 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—410-416 East 54th street, south side, 194 ft. east of 1st avenue and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 8, 1955, at 10 o'clock in Room 013, Municipal Building, Manhattan, on the following matters:

77-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; applicant to file revised plans.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

CALENDAR

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision; applicant to file new decision of the Borough Superintendent; hearing closed.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning

resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application August 2, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

CALENDAR

842-54-BZ

APPLICANT—Goldwater and Flynn, for Newex Corp., owner (20 Broad Street Corp., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 19A9j and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a structure to be used as an office building and stores, without the required loading berth.

PREMISES AFFECTED—20-26 Broad street and 65 Exchange place, north side, from Broad street to New street and 18-28 New street, Block 23, part of Lot 19, Borough of Manhattan.

855-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Annie Seiden and 242 Madison Street Corp., owners.

SUBJECT—Application November 10, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—30-36 Pitt street, east side, 112 ft. 9½ in. north of Broome street, Block 337, Lots 7, 8 and 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 8, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 8, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Borough of Manhattan.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

382-43-A—Vol. V

APPLICANT—Henry G. Harris, for Caton Nursing Home, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. V—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

348-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway (2nd floor); Block 280, Lot 60, Borough of Manhattan.

11-55-A

APPLICANT—Ervin Palmer, for C.E.G. Realty Corp., owner.

SUBJECT—Application January 10, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of yard.

PREMISES AFFECTED—24 East 73rd street, south side, 79 ft. west of Madison avenue, Block 1387, Lot 59, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning February 15, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of objector; no further requests for adjournment; then

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed; applicant to submit more complete plans of proposed use.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of attorney for objectors; no further requests for adjournment; then to February 15, 1955, for inspection and decision; hearing closed.

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion, and to change its use to high speed auto laundry, and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

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PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision without further argument; hearing closed.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed.

321-49-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the extension use and area of existing gasoline service station, to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

50-54-BZ

APPLICANT—Ferdinand Savignano, for Vito Martino, owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a zoning resolution, to permit in a business use, C area district the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—6621—18th avenue, east side, 20 ft. north of 67th street, Block 5561, Lot 2, Borough of Brooklyn.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non auto-

matic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, south east corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

487-54-BZ

APPLICANT—LeRoy Holman, for Gloria and LeRoy Holman, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a one family dwelling, nearer to the street line than is permitted.

PREMISES AFFECTED—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

687-54-BZ

APPLICANT—Charles M. Spindler, for Louis and Kathleen Pillari, owners.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconversion of building from a factory, office, and laboratory to storage garage for more than five motor vehicles and offices.

PREMISES AFFECTED—11-06 to 11-08 30th avenue, and 9-40 Main avenue (street), southwest corner, Block 507, Lot 31, Astoria, Borough of Queens.

747-54-BZ

APPLICANT—George H. Colin, for George H. Van Siclen, owner.

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a business building (stores), without the required set backs from both streets and using more than the area permitted; and to permit the accessory parking of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

748-54-A

APPLICANT—George H. Colin, for George H. Van Siclen, owner.

SUBJECT—Application October 1, 1954—filed pursuant to section 35, General City Law re erection of premises partly in bed of mapped street proposed widening of Little Neck parkway and a decision of the borough superintendent.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of

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the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 15, 1955, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 15, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.

SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

MARCH 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 1, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarrello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

Laid over from January 18, 1955, to March 1, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 18, 1955, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 4, 1955, were approved as printed in the Bulletin of January 11, 1955, Vol. 40, No. 2.

88-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A.M. for inspection and decision without further argument; hearing closed.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner of (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Edw. Hoffman for Park Dept. and M. Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jos. B. Lynch.

For Opposition: Abraham Markwitz, Moses Helm, Henry Green, C. J. Cammarata for N. Y. C. Housing Authority, Edw. Hoffman for Part Dept., W. G. Hamma and L. Busch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A.M. for inspection and decision; hearing closed.

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and

motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955 at 10 A.M. for inspection and decision; hearing closed.

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954, for consideration as to extension and term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and pump as amended to three 550 gallon tanks and pump.

PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A.M., for the preparation of digest; applicant to be notified.

765-48-BZ

APPLICANT—Irving J. Panzer, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner; 105 Beach 36th street, northwest corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Irving J. Panzer and Alvin M. Ziegler.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection; date to be set.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to shopping center and the extension of existing parking of owner's and partons' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

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APPEARANCES—

For Applicant: Robert T. Groh, A. L. Solomon, Bob Kraig and Edwin V. Aaronoff.

For Opposition: Emil Greenberg, Max M. Lowe, L. Kern, S. Berger, Irving Zeltzer, Albert Schuster, Oscar Schneider, Joseph Schmidt, Jerry C. Vlk, Ronold Stepka, Ruth Berger, Stepka, Gustav Icken, Mrs. Eva Kern, C. G. Franklin, Milton W. Duner and Herman J. Wolf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A. M. for inspection and decision; hearing closed; applicant to submit more complete plans of proposed use.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C. R. T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further extension in use and area of existing auto laundry and gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus, Murry Tosenston and Leon Terk.

For Opposition: Jacob S. Schulman and Ernest Hassberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. at request of objector; applicant concurring.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Arthur R. Mullin.

For Opposition: Dr. Bellinson, Rev. Helfenstein, Henry J. V. Werner, Hazel E. Stephens, Esther M. Bellinson, Mrs. Charles Karen, Mrs. Thomas Munroe, Anna Siudzinski, R. Horgan and W. W. Whiting.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A. M. for inspection and decision; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district

the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. for consideration of revised plans; hearing previously closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. for applicant to file revised plans; hearing previously closed.

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for LaGuardia Hotel Inc., owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off street parking of motor vehicles within the required open spaces and required set back and the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf and Ingram S. Carner.

For Opposition: Edw. Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to January 25, 1955, at 10 A. M. for applicant to file revised plans; hearing previously closed.

81-54-BZ

APPLICANT—Herman Kron, for Robert E. Watson, owner.

SUBJECT—Application February 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in the local retail use district portion of a lot located in a residence and local retail use district the erection and maintenance of a

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gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office and an automobile show-room; and to permit the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—32-10 to 32-18 Francis Lewis boulevard, southwest corner of 32nd avenue, Block 4940, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron and J. V. McKee.

For Opposition: Mrs. C. B. Turitz, Mrs. Katzer, Mrs. Alfred Tuerkkheimer, Mrs. L. Rutigliano, B. L. Darvey, Mrs. Carl Becker, Mrs. P. Perrone, Mrs. R. Stoelzel, Benedict Diasparra, Paul Herzich, Fred J. Presti, Mrs. J. Work, Mrs. B. Kapikian, Mrs. A. Kuzma, Kurt Rich, John Lesnick and Henry Glick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over date to be set; awaiting court decisions, on nearby decisions of the Board, and for further inspection; applicant to file revised area plan showing residence buildings constructed this year and not shown.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adeo avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M. applicant to furnish an additional objection as to tanks.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: Robert J. Finan, Elizabeth Coggins, Mary Martin, Mae V. Smith, Anna Cusack, Josephine Martino, Isabella Martino, Lillian A. Boyle, Thomas R. Croghan, Walter Roesser, Zita M. Zierau, A. Puszykowski, Stephen F. Price, Thomas McLinskey, Anna Gillen, Nicholas Piqueras, Thomas O'Meara, Margaret Nash, Mary Melani, Mary L. Camp, Rose Butt, Florence Schrenkeisen, Agnes Logan and Julian C. Quinlan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A.M. for inspection and decision; hearing closed.

428-54-BZ

APPLICANT—Esso Standard Oil Co., for Estelle Rosenberg, owner.

SUBJECT—Application May 28, 1954—(decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a local retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—220-02 Linden boulevard, southeast corner of 220th street, Block 12737, Lot 56, Cambria Heights, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant after full hearing; applicant stated application would be renewed after library on property is removed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

872-39-BZ—Vol. VII

APPLICANT—Herman Kron, for Berk Bres Realty Corp., owner.

SUBJECT—Application August 9, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by Board but never built.

PREMISES AFFECTED—7001-7019 Bay parkway, southwest corner of West 10th street and 1-21 Avenue O, Block 6574, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. VII on September 28, 1954 subject to regular procedure, to consider extension of area and uses; and

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; laid over to January 18, 1955, without further argument for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bay parkway, West 10th street and Avenue O are in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 16, 1954 acting on amendment to N.B. Applic. 899-51 and superseded by amendment to N.B. Applic. 899-51 filed October 20, 1954, reads:

"1. Proposed premises to be used for storage of incombustible material, gasoline service station, lubritorium, office, store, auto laundry, automobile repairs and parking of cars waiting to be serviced is contrary to Article II, P. 4(a), subsection 15, 29, 46 & 52 of the Zoning Resolution. (Note—premises were subject of Bd. of Standards and Appeals variance granted under Calendar 872-39-BZ)."

and

MINUTES

WHEREAS, the applicant states that the premises consist of a plot, 175.32 ft. and 102.97 ft. frontage by 235.14 ft. in depth, irregular, on which is located a gasoline service station, previously granted by the Board for gasoline station and stores; that the stores were never constructed; that it is proposed to construct an automatic automobile laundry in lieu of stores and on part of site where stores were to be erected; and

WHEREAS, the applicant contends that in the original resolution the Board approved that the site be improved with a gasoline service station facing Bay parkway, and stores facing Avenue O and West 10th street; that plans have been approved for the entire project; that the gas station was completed without stores on the remaining area; that cellar and concrete arch on street level was constructed; that stores were not erected because it is impossible to rent same; that various negotiations were made with various brokers for renting purposes without any results; that the only possible chance to have this area rented is for an automobile laundry; that it is proposed to construct the automobile laundry in an attractive manner to harmonize with the neighborhood and the owner is willing to surround the premises with such safeguards as the Board deems fit; and

WHEREAS, the applicant states that the present owner has held title to the property since November 4, 1936; that the assessed valuation of land is \$60,000 and of the building \$30,000, making a total of \$90,000; that the building was erected January 31, 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivisions c and i of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 899/51 Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

1011-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Lippman, Samuel Dorman and Florence Saunders, owners.
SUBJECT—Application July 22, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1702-1718 Bruckner boulevard and 975-979 Noble avenue, southwest corner and 960-970 Soundview avenue, Block 3661, Lot 58, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider use previously withdrawn; and

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Soundview avenue are in a restricted retail use, D area, class 1 height district; Bruckner boulevard and Soundview avenue are in residence and restricted retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1954 acting on N. B. Applic. 607-54, reads:

"1. Proposed use of a gasoline service station, lubritorium, car washing, minor auto repairs, office & sales storage, parking and storage of motor vehicles establishment in a Restricted Retail District is contrary to Sect. 4B of the Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 148.90 ft. frontage by 80 ft. in depth, irregular; that the use district maps accompanying the building zone resolution show that the premises are in a restricted retail district, class 1 height district and a class D area district; that as of July 25, 1916 the premises were in a business use district and the present use designation became effective on April 26, 1945; that as of July 25, 1916 the premises were in a 1¼ height district and the present height designation became effective on April 26, 1945; that as of July 25, 1916 that part of the premises within 100 ft. on Bruckner boulevard was in a class B area district and the balance of the plot in a class C area district and the present area designation became effective on April 26, 1945; that the premises are presently developed with a parking lot for parking and storage of more than five motor vehicles installed under Alt. Applic. 854-47, for which no certificate of occupancy has been issued; that it is proposed to erect a modern gasoline service station consisting of fifteen 550 gallon buried gas tanks and 12 dispensing pumps; that the contemplated accessory building will be one story in height, of class 3 construction, having a frontage of 62 ft., a depth of 30 ft. and contain the conjunctive uses of lubritorium, car washing, minor auto repairs, office and sales and storage; that a portion of the site will be reserved for open parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the building as contemplated will be colonial in design and do much towards improving the appearance of the area; that Bruckner boulevard is a heavily trafficked auto lane and as such the contemplated gas station will be entirely in keeping at this point; that the present gas station within the affected area in block 3660, lot 59 is a non-conforming use and was granted by the Board under Cal. No. 1006-38-BZ; that the storage of material in block 3662, lot 6 is a non-conforming use; that Bruckner boulevard as it has developed on the side of the proposed gas station is unrestricted in character, so that the site is entirely adaptable to the proposed gas station; that Bruckner boulevard at this point is not a shopping district so that stores would not be warranted at this point; that in addition, the site occurs in a triangular block which is completely isolated and therefore not adaptable to stores; that the land is high in assessed value and inasmuch as it would not be feasible to erect stores and as the owner is entitled to an equitable return on his investment, it is mandatory that he be relieved of the present hardship and allowed to develop the site in the only feasible manner as requested; that the proposed gas station will be in complete harmony with the affected area and as the public health, safety and general welfare will not be affected, it is respectfully requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since October 29, 1952; that the assessed valuation of land is \$15,000 and of the building \$500 making a total of \$15,500; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, July 22, 1954" (3 sheets) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be constructed, arranged and designed substantially as indicated on such plans; that the accessory building shall be of a design and arrangement as shown and in the location as indicated; that on the balance of the rear lot line where the accessory building does not occur there shall be constructed a brick masonry wall not less than five feet six inches in height except that such wall may be reduced to a height of four feet at the street building lines; that the pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building lines; that the gasoline storage tanks shall be limited to twelve (12) 550 gallon approved tanks; that the balance of the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to three curb cuts to Bruckner boulevard each not over thirty feet in width and two curb cuts to Soundview Avenue of similar width and one curb cut to Noble Avenue of similar width; that no curb cut shall be nearer than five feet to a side lot line as prolonged; that the sidewalks and curbing on all three street fronts shall be constructed to the satisfaction of the Borough President; that under Section 7h for a similar term there may be parking of motor vehicles as indicated on such plans but not to interfere with the servicing of the station; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line to the west as proposed of a post standard for the supporting of a sign which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire fighting appliances shall be maintained as the Fire Commissioner may direct; that the accessory building shall in all other respects comply with the requirements of the Building Code; that there shall be no cellar under the accessory building; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corporation, owner.

SUBJECT—Application July 12, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 140, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama, B. Rosenstein, Rudolf S. Meyer and Paul Dennis.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; laid over to January 18, 1955, for inspection and decision; hearing closed; and

WHEREAS, on April 24, 1923 under Cal. No. 160-23-BZ the Board denied the application for erection and maintenance of a garage for storage of more than 5 motor vehicles; and

WHEREAS, on June 27, 1924 under Cal. No. 431-24-BZ the Board denied the application for erection and maintenance of a garage for storage of more than five motor vehicles; and

WHEREAS, on March 4, 1932 under Cal. No. 588-31-BZ the Board denied application for the erection and maintenance of a gasoline service station, and was served petition and order of certiorari, and the special term of Supreme court affirmed the action of the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Broadway are in a business use, B area, class 1¼ height district; West 186th street is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 21, 1954 acting on N.B. Applic. 63-54, reads:

"1. Proposed auto show room, display and sales, lubritorium, minor auto repairs, car washing, storage, office, parking and storage of more than five motor vehicles and gasoline service station; is contrary to Article II, Section 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 155 ft. frontage by 100 ft. in depth, on which is located a one story building of class 3 construction, having a frontage of 31 ft. 4 in. and a depth of 14 ft., together with a one-story frame and metal extension 20 ft. 3 in. in depth and 30 ft. 6 in. in width; that the building is now being used as an office for the used car sales lot; that this building was erected under N.B. 110 of 1930 and certificate of occupancy No. 16718 was issued August 30, 1930 for use as cellar, storage, and 1st floor, restaurant; that no permit was issued for the one story frame and metal extension; that the open area is now being used for used car sales lot installed under N.B. 151 of 1934 and certificate of occupancy No. 22368 was issued for this use April 23, 1937; that it is proposed to demolish all the present structures, discontinue the use of the used car sales lot and seek a variance for a period of 15 years in order to erect a modern auto showroom and gasoline service station consisting of twelve 550 gallon gas tanks and six dispensing pumps; that the contemplated building will be one story in height, of class 3 construction having a frontage of 85 ft. and a depth of 35 ft., and contain an automobile showroom, sales and display, lubritorium, car washing, minor auto repairs, storage and office; that a portion of the open area will be reserved for the parking and storage of motor vehicles; that there will be a 5 ft. 6 in. high brick fence wall along the northerly and westerly lot lines from the building to the street building lines; that it is also proposed to install three 30 ft. curb cuts on Broadway and one 20 ft. curb cut on West 186th street; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and be entirely in accord with present surrounding structures; that there are sufficient stores in the affected area for public requirements and it would not be economically feasible to erect more stores; that there are no other gas stations within the affected area; that directly across the site on Broadway, in block 2167, on lots 29, 32 and 63 there have been erected

MINUTES

two story public garages, which are non-conforming uses in a business zone; that Broadway at this particular location although zoned for business is definitely unrestricted in character, with public garages occupying almost an entire block front directly across from the site, and as Broadway is a heavily trafficked auto highway, the erection of an auto showroom and a gas station at this location is entirely within keeping; that the large portion of the site reserved for parking and storage of motor vehicles will be beneficial to surrounding apartment houses as it will help alleviate the parking problem in the area; that the land is very high in assessed value and the owner seeks relief so that he may continue to pay city taxes and receive an equitable return on his investment; and

WHEREAS, the applicant states that the present owner has held title to the property since January 12, 1950; that the assessed valuation of land is \$56,000 and of the building \$8,000 making a total of \$64,000; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, it is represented that these premises will be operated by the car agency directly across Broadway; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the premises, now occupied as a used car sales lot, to be used and occupied as proposed as an automobile showroom with supplementary gasoline service station as proposed and indicated on plans filed with this application marked "Received, July 12, 1954" (4 sheets), *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be levelled substantially to the grade of Broadway, and shall be constructed and arranged substantially as indicated on such plans; that the showroom building and uses accessory thereto within the building shall comply with the requirements of the Building Code and shall be arranged and constructed and located substantially as shown on such plans; that there shall be no windows opening to the adjacent premises to the west or north; that there shall be no cellar under the building; that pumps shall be erected not nearer than fifteen feet to the street building line of Broadway and shall be of a low approved type; that gasoline tanks shall be limited to twelve (12) 550 gallon approved tanks; that curb cuts shall be limited to three curb cuts 30 feet in width each, located where shown, three curb cuts as shown to Broadway and one curb cut to West 186th street within 25 feet of the intersection of Broadway; that sidewalks and curbing shall be reconstructed or repaired to the satisfaction of the Borough President; that there shall be erected on the westerly lot line from the accessory building to West 186th street and on the northerly lot line from the accessory building to Broadway a brick masonry wall not less than 5 ft. 6 in. in height; that the premises where not occupied by the accessory building, walls and pumps shall be paved with concrete or Tarvia; that signs shall be restricted to a permanent sign attached to the showroom building and to the illuminated globes of the pumps, excluding all roof signs but permitting the erection within the intersection of one post standard for supporting a sign which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i for a similar term there may be minor repairing within the accessory building for adjustment only in connection with the cars dealt in by the agency; that there may be under Section 7h for a similar term parking and storage of motor vehicles so parked as not to interfere with the servicing of the station; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

947-46-BZ—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Application May 27, 1953 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing funeral parlor, one family dwelling and two car accessory garage (previously granted by the Board for a term of years—expires 1957), without the required rear yard.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach boulevard, Block 619, Lot 28, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Harry D. O'Connor.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 9, 1953 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 18, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Beach 84th street is in residence and local retail use, C area, class 1 height districts; Rockaway Beach boulevard is in local retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1953 acting on Alt. Applic. 444-53, reads:

"1. Proposed extension of a business use in a residence use district is contrary to Art. 2, Sec. 3 of the Z. R. and to the resolution of the Board under Cal. 947-46-BZ.

2. Rear yard less than 10'-0 min. in a c area district is contrary to Sec. 13 of the Z. R."

and
WHEREAS, the applicant states that the premises consist of a plot, 86.47 ft. frontage by 171.44 ft. in depth, irregular; that the premises in question are on the east side of 84th street, 235 ft. south of Rockaway Beach boulevard; that the plot is 86.47 ft. on Beach 84th street and runs 171.44 ft. deep through to Beach 83rd street on which is located a 2½ story frame building, 43 ft. wide and 54 ft. long, used as a funeral parlor and living quarters on the 1st floor and 4 bed rooms on the 2nd floor; that it is proposed to erect a one story masonry extension in the rear, approximately 20 ft. deep and 44 ft. wide, built of 8 in. concrete blocks and stuccoed, consisting of a living room, dining room, modern kitchen and bath for the owner's living quarters; that the two rooms formerly used as living room and kitchen will be used only as spare funeral parlors when the other funeral parlors are in use; that the proposed extension will comply with the rules and regulations for a building erected within the fire limits; that in order to get rooms of the size desired by the owner, it becomes necessary to encroach 8 in. into the legal rear yard area, but as the average over all is considerably more and as the side yards are so large, it is requested that this permission be granted; and

WHEREAS, the applicant contends that the owner has been established in this location since 1946 and it would be impractical and costly for him to attempt to relocate either the funeral parlor or living quarters in another location as in a small business of this kind it is quite essential that the living quarters be a part of the business; that as this proposed extension will comply with the rules for a C area and as there will still be five legal exits and no greater hazards

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than there were in 1946, it is requested that a variation of the zoning resolution be granted permitting the extension of a business use in a residence district; that an appeal is being filed in conjunction with this application for the extension of a frame structure contrary to section 4.1.3 of the building code; and

WHEREAS, the applicant states that the present owner has held title to the property since January 8, 1945; that the assessed valuation of land is \$2,000 and of the building \$15,000 making a total of \$17,000; that the building was erected 1888.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 1, 1947, by adding thereto:

"that in the event the owner desires to construct an addition to the building occupied by a funeral parlor and for residence of the owner-operator, as now proposed and as indicated on plans filed with this application, marked 'Received May 27, 1953' (6 sheets) and 'November 29, 1954' (1 sheet), such extension may be permitted for the purposes as previously proposed in the resolution above cited and as now proposed, on condition that there shall be installed such portable fire-fighting equipment as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and resolution adopted July 1, 1947 as modified this day under Cal. 948-46-A, Vol. II; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution."

948-46-A—Vol. II

APPLICANT—Julius S. Rapson, for Harry D. O'Connor, owner.

SUBJECT—Appeal from a decision of the borough superintendent reopened June 9, 1953, as Vol. II, to consider a proposed extension of the building.

PREMISES AFFECTED—172 Beach 84th street, east side, 235 ft. south of Rockaway Beach Boulevard (Block 619, Lot 28) Rockaway Beach, Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Harry D. O'Connor.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 18, 1953, on Alt. App. 444 of 1953, reads:

"2. Proposed extension of a business use in a frame structure is contrary to 4.1.3. of the B.C." and

WHEREAS, the applicant states that the building is two and one half stories, 40 ft. in height, 43 ft. by 62 ft. in area at the first floor, 23 ft. by 46 ft. in area at the second floor, of Class 4 construction, erected 1888, located on a lot 71.47 ft. front and 118 ft. and 171.44 ft. irreg. in area, in a residence use, C area, Class One height district, and used and occupied since 1946: Cellar—ordinary use and embalming room; 1st floor—dwelling and funeral parlor, 74 persons; 2nd floor—four bedrooms; the building is now proposed to be increased in area at the first floor to 49 ft. front by 77 ft. in depth; and to be used and occupied without change; that there are two interior three foot wide wood stairs enclosed in partitions of wood and plaster above the cellar and with six inch terra cotta block at cellar level; that cellar stairs are equipped with fireproof self closing door, and

WHEREAS, the applicant states that as both the owner's business and the owner's family have grown since 1946, when the Board originally permitted the use of the building under Cal. No. 948-46-A, Vol. I, larger quarters have become neces-

sary and it is therefore proposed to erect a one story masonry extension on the rear of the existing frame building approximately 20 ft. deep and 44 ft. wide, constructed of 8 in. concrete blocks, finished with stucco, and complying with the requirements for a building erected within the fire limits; and

WHEREAS, the applicant contends that since the proposed extension will comply with the requirements of the Administrative Building Code, and since there will be five legal exits and since the hazards will not be increased, it is requested that this appeal be granted so as to permit the construction of the extension to the building as herein proposed and as indicated on plans filed with Cal. No. 947-46-BZ, Vol. II.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 444/53, Objection 2, dated May 18, 1953, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the frame construction shall not be further extended; that the extension as proposed shall be of Class 3 construction and shall comply in all other respects with all laws, rules and regulations applicable thereto other than as modified herein and as modified this day under Cal. No. 947-46-BZ, Vol. II.

43-53-BZ

APPLICANT—Gustave Goldman, for H. L. Realty Corp., owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the extension in use of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs and office.

PREMISES AFFECTED—3723 Avenue U, northwest corner of East 38th street, Block 8531, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, on July 28, 1953 this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a business use district, the existing gasoline service station, lawfully permitted for a plot 40 ft. by 100 ft., to be extended to a depth of 60 ft. and that complete working drawings be submitted for further consideration and imposition of conditions; and

WHEREAS, on November 4, 1953 resolution was amended and working drawings approved; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on December 7, 1954 and set for hearing on January 18, 1955 at 10 A. M., subject to regular procedure, in view of the change of zone since previous action of the Board, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 18, 1955 after due notice by publication in the Bulletin; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated December 1, 1954 acting on Alt. Applic. 2791-52, reads:

"2. Proposed increase in area of gasoline service station and the erection of a bldg. for auto repairs with hand tools only, auto washing and lubritorium, located within a residential district is contrary to Art. 2 Sect. 3 of the zoning resolutions (note these premises subject to a variation under 43-53-BZ—also premises are now located in a residential district under a zoning change on 7-22-54.)"

and
WHEREAS, the applicant states that work on this project was not started on time due to financial difficulties; that the Board adopted the resolution of approval on July 28, 1953 and the working drawings on November 4, 1953; that the building department approved plans are dated February 5, 1954; that on July 22, 1954 the City planning commission changed the zone from business to residence; that on October 29, 1953 the contractor tried to secure permit to build and the building department refused to issue same for the reasons that work had not been started within a year, as designated by the Board, and that the zone had been changed from business to residence on July 22, 1954; that work is ready to be started at once and it is requested that the Board grant another six months to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 28, 1953, by adding thereto:

"that, in view of the change of use zoning, the Board nevertheless *affirms* the resolution as adopted by the Board on July 28, 1953, *as amended* by resolution adopted November 4, 1953, *on condition* that all requirements of such resolution shall be complied with; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution."

632-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Irving Rubber and Metal Co., owner.

SUBJECT—Application May 11, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a structure using more than the area permitted, and to be used for office, loading space, junk shop for sorting, packing and baling of scrap metal and rubber (no paper or rags), with an entrance to off street loading and unloading berth nearer to intersection than is permitted (previously denied by the Board).

PREMISES AFFECTED—9517-9529 Ditmas avenue and 736-746 East 96th street, northwest corner, Block 8113, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner and Abe Greenberg.

For Opposition: E. H. Butler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 2, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on October 13, 1954 after due notice by publication in the Bulletin; laid over to October 26, 1954 and to November 23, 1954, at the request of the applicant; owner may decide to acquire other property and withdraw the application; then to December 14, 1954, for inspection and decision; hearing closed; then to January 18, 1955, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1½ height district; Ditmas avenue is in business and unrestricted use, D area, class 1½ height district; East 96th street is in residence and business use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1954 acting on N.B. Applic. 845-53, reads:

"1. Proposed bldg. to be used for office, loading space, junk shop for sorting, packing & baling of scrap metal and rubber (no paper or rags) in a 'Business' use zone is contrary to Art. II, P. 4(a), subsection 20 of the Zoning Res.

2. Off-street loading and unloading within 50' of corner is in violation of Article IV, P. 19-A of the Zoning Resolution.

3. Area of Bldg. exceeds permitted coverage for a 'D' area zone and is contrary to Article III, P. 14 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to improve this property with a modern masonry building of one story in height, which will be utilized for the packing, baling and sorting of scrap metal and rubber (no paper or rags); that off-street parking and loading are also provided; that all open yards are to be cinder paved, providing good drainage with a proper binder to prevent dust; that a 6 ft. masonry fence wall is proposed for a distance of 20 ft. along the rear lot line as well as a 6 ft. high woven wire fence along the westerly building line, and where indicated on plans marked proposed conditions; that all operations are to be under cover of the building and it is further proposed to install two 30 ft. curb cuts and one 12 ft. and one 17 ft. curb cut on Ditmas avenue; that this arrangement will provide a feasible and efficient method of operation for a business of this type; and

WHEREAS, the applicant contends that Ditmas avenue to the south is entirely in an unrestricted zone at this point and as such is improved accordingly, with uses including junk shops in block 8120, lots 29 and 50, as well as open storage of scrap iron in block 8121, lots 27, 28, 29, 34 and 35; that in block 8114, lots 1, 6 and 64, a gas station was granted by the Board, and in block 8115, lot 6, this existing gas station was also granted by the Board; that the character of Ditmas avenue at this point is such that the uses as proposed, with the arrangement as proposed, will in no way have an adverse effect on this area; and

WHEREAS, the applicant states that the present owner has held title to the property since May 1, 1954 and that the assessed valuation of land is \$6,750; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application to read Section 7e instead of 7c; and

WHEREAS, the Board deemed that under the conditions required in the resolution, ample protection is provided for the vacant land at the rear; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years to permit the premises to be occupied substantially as proposed as indicated on plans filed with this application marked, "Received, May 11, 1954" (3 sheets), and as amended by revised plans marked, "Received December 28, 1954" (2 sheets), *on condition* that any buildings or uses on the premises shall be removed and the premises shall be arranged and reconstructed as indicated on such plans for the uses as proposed, as a junk shop for the sorting, baling and packing of scrap metal and rubber, without rags or paper; that the portion to be left unbuilt upon at the west shall have

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a masonry brick wall on the lot lines to the west and north properly coped and not less than six feet in height, except that the rear wall shall be of a height equivalent to the height of the proposed building, and the side lot wall shall be constructed at angle of approximately 45° to the height of the rear wall; this portion of the premises shall be paved with concrete or asphaltic pavement and may have a curb cut opposite of 17 feet, as shown; that the balance of the building shall comply with the Building Code; that the open space in front may be occupied for parking, in connection with the uses of the building, for the employees and patrons; that the parking space in front shall be paved with asphaltic pavement; that opposite such parking space there may be two curb cuts each 30 feet in width; that at the ramp to the east there may be a curb cut opposite not less than 12 feet in width; that the sidewalks and curbing around the premises shall be repaired or restored to the satisfaction of the borough president; that such portable fire fighting appliances shall be maintained as the Fire Commissioner may direct; that in all other respects the building and occupancy shall comply with the requirements therefor, including signs; that there shall be no signs erected on the lot lines to the north or west; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application October 5, 1953 (decision of the borough superintendent), under sections 7c, 7e and 21 of the zoning resolution, to permit in the residence use district portion of a lot located in a residence and unrestricted use, A area district, the erection and maintenance of an additional building, using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Rev. Thomas Lyons, Mrs. Eleanor Hannafin and Francis J. Columbia.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 13, 1954 after due notice by publication in the Bulletin; laid over to July 27, 1954, for inspection and decision without further argument; hearing closed; then to September 14, 1954, for further consideration by the Board and decision; then to October 5, 1954, at request of the Board, for further consideration and inspection; then to October 26, 1954, for inspection; objectors permitted file additional objections and applicant to file revised plans; then to November 16, 1954, at request of the applicant, for applicant to file new proposal and for further objections to be filed; then to December 7, 1954, to consider additional use and permit two publications in the Bulletin; applicant required to send notice to affected owners by regular mail; then laid over for further consideration by the Board; date to be set; hearing closed; and then set for January 18, 1955 for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, A area, class 1½ height district; 60th street is in residence and unrestricted use, A area, class 1½ height districts; Northern boulevard is in an unrestricted use, A area, class 1½ district; and

WHEREAS, the decision of the borough superintendent, dated September 14, 1953 acting on N.B. Applic. 1706-53, reads:

"1. Proposed use of premises located in a residence use district as a factory with loading and unloading area is contrary to Article II Sec. 3 of zoning resolution.

2. Area occupied on amended plan is contrary to area permitted under Article IV Sec. 11-b of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 250 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a two story factory building, 150 ft. front by 95 ft. in depth, 24 ft. in height, of class 1 construction; and

WHEREAS, the applicant further states that the premises consist of a rectangular plot having frontages of 100 ft. on Northern boulevard and 250 ft. on 60th street; that they are in unrestricted and residence use districts, A area district and class 1½ height district; that the height and area designations have remained unchanged since July 25, 1916; that the entire property was originally in an unrestricted district; that on December 18, 1925 the portion of the property extending northerly from a point 100 ft. north of Northern boulevard was rezoned to include it within a residence district; that unusual zoning designations prevail in the block in which the site is located; that the northerly side of Northern boulevard is in an unrestricted district; that the portion of the block fronting upon 60th street, from a point 100 ft. north of Northern boulevard to a point 100 ft. south of 32nd avenue is in a residence district, and the remainder of the block is zoned for business; that the block to the east is similarly zoned; that as a result, there is a small pocket of residentially zoned property fronting on 60th street entirely surrounded by unrestricted and business districts; that much of this residence property is unimproved, although some portions of it have been improved by residences obviously erected a number of years ago; that the portion of the site fronting on Northern boulevard and extending to a depth of 100 ft. has been improved with a two story factory building occupying all of the property except a 5 ft. strip along the westerly side of 60th street which lies within the bed of the mapped street; that this building is used for the manufacture of aircraft and navigation instruments; that the area of the entire site is 25,000 sq. ft.; area of improved portion within the unrestricted district 10,000 sq. ft.; that the proposed building will be two stories in height and will be similar in design and material to the existing building; and

WHEREAS, the applicant contends that the existing building on the premises is leased to Aviation Engineering corporation, an organization engaged in the manufacture of aircraft and navigational instruments; that at the time the lease was executed, the owner of the property agreed that if the business of the tenant required, it would seek permission to build an additional building on the property, to be leased to the tenant; that the owner has been advised that additional space is required and consequently this application for the erection of a new building has been filed; that the property fronting on Northern boulevard is not only unrestricted in zoning but it is unrestricted in development; that there are a number of gas stations, motor vehicle repair shops and other establishments of a type permitted only in unrestricted or manufacturing districts; that the effect of this development is to render the entire area unsuitable for residence use; that the portion of the property which is now improved with the factory building is perhaps the most attractive building in the entire vicinity and the owner contemplates the erection of a similar structure occupying the remainder of the property; that the use to which this building will be put is not in any respect obnoxious and would constitute a very definite improvement over the vacant lot which now exists; that the portion of the site to the north, that is the property fronting on Northern boulevard, is now improved with a two story building occupying all of the property except the portion lying within the bed of the mapped street; that the property

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to the north is vacant and the property to the east is improved with small dwellings, most of which have garages along the rear lot line, and it is therefore apparent that no benefit could be obtained by requiring the owner of this property to leave a portion of it vacant; and

WHEREAS, the applicant states that the present owner has held title to the property since November 19, 1952; that the assessed valuation of land is \$42,000 and of the buildings \$65,000, making a total of \$107,000; and

WHEREAS, revised plans filed show an addition to the building and no increase in area coverage will be required; that a space at the rear approximately thirty feet in width and for the depth of the lot will be used for parking of motor vehicles of employees and patrons; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant stated that, in accordance with revised plans filed, the area requirements would be met; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution and that conditions imposed adequately protect the adjacent residence area.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the construction of an addition to the two-story factory building, substantially as proposed and as indicated on plans filed with this application, marked "Received March 9, 1954" (5 sheets), "May 28, 1954", 1 sheet, "July 21, 1954" (4 sheets) and "October 21, 1954" (4 sheets), to be used for the occupancy of the concern now occupying the corner building, *on condition* that such addition to the building shall in all other respects comply with all laws, rules and regulations applicable thereto; that there shall be no windows opening westerly from such building; that a portion of the premises to be left unbuilt upon at the rear approximately 30 feet in width may be used for the parking of cars belonging to employees and patrons of the tenant; that opposite such parking space there may be a curb cut not over 12 ft. in width; that to enclose such parking space there shall be erected on the rear and interior lot lines to the north a masonry wall not less than 5 ft. 6 in. in height with a similar wall on the street line, except for an entrance not over 10 ft. in width which shall be fitted with gates which shall be closed after business hours; that on such front wall near the entrance there may be erected a sign, advertising the private use of the parking space by employees' and patrons' cars only and such other information as may be required by the Commissioner of Licenses; that there may also be an additional curb cut 25 ft. in width for access to the loading and unloading area in connection with the proposed extension; that such fire-fighting equipment shall be installed as the Fire Commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

276-54-BZ

APPLICANT—Burke, Green and Groh, for Ethel C. Mold, owner, Anthony Cuneo, lessee.

SUBJECT—Application March 30, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a retail use district the reconstruction and extension in area of existing gasoline service station, to include auto washing, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—149-34 15th avenue, south side, 260 ft. east of 149th street, Block 4662, Lot 47, Whiteston, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
crt and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for investigation of the records; hearing closed; then to January 11, 1955, for applicant to investigate the record; then to January 18, 1955, for applicant to file revised plans, making accessory building parallel to rear lot line; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 15th avenue are in a retail use, D area, class ½ height district; 149th street is in residence and retail use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated March 12, 1954 acting on N. B. Applic. 380-54 and superseded by N. B. Applic. 380-54 dated October 28, 1954, which reads:

"1. Proposed construction of new bldg. on existing gasoline service station and extension in area of gasoline service station, premises to be used as a gasoline service station, auto washing, lubrication, office, sale of auto accessories and minor auto repairs with hand tools only in a retail use district is contrary to Art. II Sec. 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 115 ft. frontage by 100 ft. in depth, on which is located a gasoline service station; that the premises now consist of two tax lots, lot 47 with a frontage of 75 ft. and lot 49 with a frontage of 40 ft.; that these two lots have been assigned tentative lot No. 47 as a single lot on the basis of the proposed layout; that the site is now developed with a gasoline service station containing a small frame office building and a large frame store building used as an accessory store in conjunction with the gas station; that it is proposed to demolish all buildings on the site and to rebuild the entire premises as a modern parkway type of gas station; that it is proposed to construct a new building with shingled peak roof and with face brick facade; that the present pumps will be removed and new pumps will be installed 15 ft. back of the building line; that an iron picket fence on a concrete base will be provided along all lot lines and planting and shrubbery will be provided along these lines; that the entire site will be paved with concrete or bituminous paving and curb cuts will be rearranged; and

WHEREAS, the applicant further states that the property referred to is presently zoned as a retail district, class ½ height district and a D area district; that as of July 25, 1916 the property in question was in a one time height district; that the present height designation became effective on March 30, 1940; that on July 20, 1954 the use district was changed from business to retail district; that the area designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the present owner has held title to the property since May 30, 1948; that the assessed valuation of land is \$10,000 and of the buildings \$2,500 making a total of \$12,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully existing gasoline station to be reconstructed and extended substantially as proposed and as indicated on plans filed with this application marked, "Received, March 30, 1954"

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(4 sheets) and as amended by revised plans marked, "Received, January 14, 1955" (2 sheets) *on condition* that all buildings and uses on the premises shall be removed and that the premises shall be developed and constructed substantially as indicated on such revised plans marked, "Received, January 14, 1955" that the accessory building shall be of the design and arrangement as proposed and as shown, and faced with face brick, and with a gable roof as indicated; that there shall be erected on the interior lot lines to the east and west and south a masonry wall not less than 12 inches in height with a steel picket fence erected thereon to a total height of not less than five feet six inches with pickets spaced not over 6" on centers; that suitable terminating posts shall be erected and maintained at the termination of such fences at the building line of 15th Avenue; that pumps shall be erected not nearer than fifteen feet from the building line of 15th Avenue and shall be of a low approved type; that the number of gasoline tanks shall be as now installed, namely, ten (10) 550 gallon tanks as existing which shall be tested to the satisfaction of the Fire Commissioner; that along the interior lot lines where shown there shall be maintained a planted area not less than five feet in width with suitable planting material and protected with concrete curbing not less than six inches by six inches; that the balance of the premises shall be paved with asphalt or concrete; that the sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that under Section 7i there may be minor repairing of motor vehicles with hand tools only maintained for adjustments within the accessory building; that such portable fire fighting appliances shall be maintained as the Fire Commissioner may direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps which may be illuminated excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

692-54-BZ

APPLICANT—Siegel and Green, for City Bank Farmers Trust Co. et al. and Francis X. Stephens, owners, Charter Properties, Inc., owner under contract.

SUBJECT—Application September 10, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a supermarket using more than the area permitted.

PREMISES AFFECTED—71-75 Avenue D and 754-756 East 6th street, southwest corner, Block 375, Lots 36, 37 and 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Siegel and Stanley J. Harte.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 18, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue D are in a retail use, D area, class 1 height district; East 6th street is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 3, 1954 acting on N.B. Applic. 108-54, reads:

"1. Proposed building exceeds permitted land coverage for 'D' area district. Art. IV, Sec. 14(c) Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 76 ft. frontage by 89 ft. in depth; that the premises are entirely within a retail use district, a portion of which is vacant land and the corner lot is developed with a 5 story old law tenement, now abandoned, which will be demolished; that it is proposed to erect a one story and cellar building of class 3 construction, occupying the full area of the lot, to be used in its entirety for a supermarket; and

WHEREAS, the applicant contends that the owner under contract contemplates this development subject to obtaining the necessary variance requested herein; that supermarkets require comparatively large areas for practical merchandising; that the full area of the subject premises barely meets the usual requirements for such supermarkets, but its location is in demand for such use, which overcomes its deficiency in size; that to make this project economically feasible and in order to obtain a reasonable return on the investment required, it is necessary to use the full area of the subject premises, otherwise no careful investor would undertake any development on this lot, which has been vacant and unimproved for some time; that while the use district zoning permits, as a matter of right, the building use as proposed, the area district zoning limits the building area and such area limitation tends to prohibit the only practical, reasonable and beneficial use that can be made of this particular lot; that the lot is of comparatively small area, being only 89 ft. in depth but being a corner lot it does not require a rear yard; that under the area district restriction for this lot, an open space is required to be maintained; that such open space is permitted to be placed anywhere on the lot; that as applied to this particular plot, it would serve no useful purpose as the plot is practically enclosed on both interior lot lines by tall buildings; that to leave such open space would not benefit anyone but would tend to destroy the usefulness of this lot; that the proposed low building height will unquestionably provide better light and ventilation for adjoining properties than any possible open space that is required to be provided; that limiting the proposed building to one story, while allowing a greater building coverage will materially benefit the surrounding properties; that in view of aforesaid conditions the area zoning for this particular plot is unreasonable and oppressive and tends to destroy its real estate value, thereby causing unnecessary hardships and practical difficulties within the meaning of section 21 and it is therefore requested that the Board grant the necessary zoning variance; and

WHEREAS, the applicant states that the present owner has held title to lot 36 since July 26, 1954 and to lots 37 and 38 since July 24, 1949; that the assessed valuation of land is \$66,000 and of the building \$5,000 making a total of \$71,000; that the building was erected prior to 1901; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee has noted the fact that the lot is surrounded almost completely by adjoining buildings; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to area, to permit the excess area to be occupied as proposed and as indicated on plans filed with this application marked, "Received, September 10, 1954" (3 sheets) and "Received, November 10, 1955" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or in area beyond what is now proposed;

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that there shall be no windows opening on any portion of the rear lot line or opening upon any open space of an adjoining premises or on the side lot lines opening to any court; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

774-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954 (decision of the borough superintendent), under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: Paseal J. Fortinash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 18, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Mulberry street and Spring street are in a business use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1954 acting on Alt. Applic. 1350-54, reads:

"1. Proposed garage for more than 5 cars and sale of gasoline in a business district is contrary to Art. II Sec. 4(15) of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 99 ft. in depth, on which is located a building covering the entire lot, one story, 15 ft. in height, of class 3 construction, presently used for machine storage; that it is proposed to change the use of the structure to a storage garage; and

WHEREAS, the applicant further states that on July 25, 1916 the use was unrestricted, B area, class 2 height district; that in June 1926 the use designation was changed from unrestricted to business, which use is now in effect; and

WHEREAS, the applicant contends that in view of the present economic conditions and the difficulty of securing a tenant for this building, it is proposed to convert the use of the 1st floor to a garage for more than 5 cars and the sale of gasoline; that the present curb cut, which was used to permit trucks to load and unload within the building, will be retained for the use of the proposed garage; that there is an urgent need for a garage in this locality as parking facilities are at a premium and since additional garage facilities are a need recognized by the mandatory parking requirements, the Board is requested to grant a variance for a term of 15 years; and

WHEREAS, the applicant states that the present owner has held title to the property since January 22, 1941; that the assessed valuation of land is \$20,000 and of the building \$23,000 making a total of \$43,000; that the building was erected 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and consideration has been given to the proposal to change the use of the building from the storage of machinery to a storage garage; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of ten years to permit the existing building to be occupied as a garage for more than five motor vehicles as proposed and as indicated on plans filed with this application marked, "Received, October 11, 1954" (4 sheets) and to permit such garage to be used as a storage garage on condition that there shall be no signs advertising the sale of gasoline on the front of the building and that gasoline shall be sold only to those owners storing cars within the building; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

775-54-BZ

APPLICANT—Abraham Grossman, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application October 11, 1954 (decision of the borough superintendent), under sections 7f and 21 of the zoning resolution, to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: Pascal J. Fortinash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 18, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Mulberry street and Spring street are in a business use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1954 acting on Alt. Applic. 1351-54, reads:

"1. Proposed garage for more than 5 cars and sale of gasoline in a business district is contrary to Art. II, Sec. 4(15) of Z. R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 99 ft. 4½ in. in depth, on which is located a one story structure, erected in 1950, with a frontage of 50 ft., a depth of 99 ft. and a height of 25 ft.; that for the past five years the first story has been used for the storage of machinery; that the zoning regulations affecting this building were at the time the zoning resolution became effective on July 25, 1916 as follows: use, unrestricted; area B; height class 2; that in June 1926 the use designation was changed from unrestricted to business, which use is now in effect; that it is proposed to change the use of structure to a storage garage; and

WHEREAS, the applicant contends that in view of present economic conditions and the difficulty of securing a tenant

MINUTES

for this building, it is proposed to convert the use of the 1st floor to a garage for more than 5 cars and the sale of gasoline; that the present curb cut, which was used to permit trucks to load and unload within the building, will be retained for the use of the garage; that there is an urgent need for a garage in this locality as parking facilities are at a premium, and a variance is requested so that the building can be used as a garage for the term of 15 years; and

WHEREAS, the applicant states that the present owner has held title to the property since June 10, 1949; that the assessed valuation of land is \$20,000 and of the building \$50,000 making a total of \$70,000; that the building was erected 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and consideration has been given to the proposal to change the use of the building from the storage of machinery to a storage garage; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 7f for a term of ten years to permit the existing building to be occupied as a garage for more than five motor vehicles as proposed and as indicated on plans filed with this application marked, "Received, October 11, 1954" (4 sheets) and to permit such garage to be used as a storage garage *on condition* that there shall be no signs advertising the sale of gasoline on the front of the building and that gasoline shall be sold only to those owners storing cars within the building; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

Adjourned: 3:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 18, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors.

1136-39-SM—Vol. II

APPLICANT—S. H. Pomeroy Company, owner.

SUBJECT—Application reopened September 14, 1954 for test and report as to change in construction and as to use of spring balance—Pomeroy Superior type hollow metal heavy type double hung window, Models B and U previously approved—re Pomeroy Superior Type hollow metal heavy type steel double hung window, Models H, I and L.

APPEARANCES—

For Applicant: Joseph F. Quinn and Herman C. Knebel.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1136-39-SM Vol. II

Subject: Amendment to resolution to include Pomeroy Double Hung Windows, Types B and U.

S. H. Pomeroy Company, New York requested by filing an application dated June 9, 1954 that the resolution adopted October 17, 1939 under Cal. No. 1136-39-SM be amended so as to include the Pomeroy Double Hung Windows, Types B and U. The application was reopened September 14, 1954 by a vote of the Board.

Purpose

The windows are designed as a ¾-hour fire window.

Description

The window is hollow metal frames of the double hung type. The frames shall not exceed 5'-5" in width and 10'-0" in height for single or multiple units. The requested windows, Models B and U are similar to the Models H, I and L (approved by the Board October 17, 1939 under Cal. No. 1136-39-SM Vol. I) in assembly construction gauge of metal in frames and sash but differ as the types B and U are counter balanced by spring instead of weights. The spring balances are hooked to the spring balance hoods in the lead of the window and the lower end of the balances are attached to the underside top and bottom cross rails. It is found that the windows are difficult to operate because of the balances, unless glazed.

Inspection and Test

The window was tested at the Underwriters Laboratory, Chicago, Illinois. The result of the test was as follows: The window lowered towards the fire 1-7/16 inches but successfully passed the fire and hose stream test. The complete report Underwriters Laboratories Inc., File No. R-176 is on file with and is part of the records.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted October 17, 1939 under Cal. No. 1136-39-SM Vol. I be amended so as to include Pomeroy Double Hung Windows, Type B and U on condition that the requirements of the resolution adopted October 17, 1939 under Cal. No. 1136-39-SM Vol. I be complied with and further that the horizontal and vertical muntins be welded to the sash members.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 17, 1939 in accordance with the above report.

38-47-SM—Vol. II

APPLICANT—Bergen Building Block Inc., et al., owner.

SUBJECT—Application reopened as Vol. II April 20, 1954 for test and report to consider blocks made of approved Waylite—Waylite aggregate (used as aggregate in manufacture of concrete masonry units).

APPEARANCES—

For Applicant: Horace Bush.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 38-47-SM Vol. II

Subject: Amendment to resolution as to Masonry Units manufactured with Waylite.

MINUTES

Bergen Building Block, Ridgefield Park, New Jersey requested by filing an application dated March 26, 1954 that the resolution adopted July 13, 1948 under Cal. No. 38-47-SM Vol. I be amended so as to include Masonry Units manufactured with Waylite. The application was reopened under Cal. No. 38-47-SM Vol. II April 20, 1954 by a vote of the Board.

Purpose

The material is masonry units made with the aggregate Waylite.

Description

The mix used in the manufacture of the Masonry Units is as follows: 500 lbs. of approved cement to 3,200 lbs. of aggregate, the aggregate consists of 1,280 lbs. of sand and 1,920 lbs. of Waylite (Waylite was approved by the Board as an aggregate under Cal. No. 292-48-SM) and 7½ gallons of water per sack of cement. The manufacturing facilities, process of manufacture, curing facilities and storage are the same as described in the action taken by the Board July 13, 1948 under Cal. No. 38-47-SM Vol. I.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test and sample blocks manufactured as herein described were identified and marked. Tests were conducted in accordance with the requirements of C26-326.0 Administrative Building Code and the Masonry Rules of the Board.

Results were as follows:—

1. 2" x 8" x 18" Solid partition block
Compressive strength (average of 5 blocks) = 1337 psi
2. 3" x 8" x 18" Hollow partition block
Compressive strength (average of 5 blocks) = 1018 psi
3. 4" x 8" x 18" Hollow partition block
Compressive strength (average of 5 blocks) = 1060 psi
4. 6" x 8" x 18" Hollow partition
Compressive strength (average of 5 blocks) = 896 psi
5. 8" x 8" x 18" Hollow Load Bearing
Compressive strength (average of 5 blocks) = 930 psi
Absorption % (average of 5 blocks) = 10.95%
6. 8" x 8" x 18" Solid Load Bearing
Compressive strength (average of 5 blocks) = 2232 psi
Absorption % (average of 5 blocks) = 9.83%
7. 8" x 10" x 18" Hollow Load Bearing
Compressive strength (average of 5 blocks) = 894 psi
Absorption % (average of 5 blocks) = 12.41%
8. 8" x 12" x 18" Hollow Load Bearing
Compressive strength (average of 5 blocks) = 1046 psi
Absorption % (average of 5 blocks) = 10.19%

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 13, 1948 under Cal. No. 38-47-SM Vol. I be amended so as to include the Masonry Units, manufactured as herein described, with the aggregate Waylite so that the masonry units recommended for approval including these previously approved are the following:

A. Waylite—

1. Partition Block—2" x 8" x 18" Solid, 3" x 8" x 18" Hollow, 4" x 8" x 18" Hollow, 6" x 8" x 18" Hollow.
2. Load Bearing—8" x 8" x 18" Hollow, 8" x 8" x 18" Solid, 8" x 10" x 18" Hollow, 8" x 12" x 18" Hollow.
3. Header Units 8" x 8" x 18", 6" x 9" x 18".

B. Cinder—

- 3" x 8" x 18" Hollow, 4" x 8" x 18" Hollow, 4" x 8" x 18" Solid, 8" x 8" x 16" Semi Solid, 8" x 8" x 16" Hollow, 8" x 8" x 16" Hollow, 8" x 8" x 16" Back-up, 8" x 10" x 16" Hollow, 8" x 12" x 16" Hollow, 8" x 12" x 16" Semi Solid, 8" x 8" x 18" Solid.

C. Concrete—

- 4" x 8" x 18" Hollow, 8" x 12" x 16" Hollow.

The Committee further recommends that these units may be manufactured at the applicant's plants known as and located at the following: Bergen Building Block, Inc., Ridgefield Park, New Jersey, Multiplex Concrete, East Orange, New Jersey, Hind-Cin Westfield, New Jersey and Concrete Specialties, Lyndhurst, New Jersey.

It is further recommended that the Waylite units may be marketed under the trade names of Waylite, Way-crete and Cin-lite on condition that the requirements of the resolution adopted July 13, 1948 under Cal. No. 38-47-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the resolution of July 13, 1948 in accordance with the above report.

690-51-SA—Vol. II

APPLICANT—Automatic Canteen Company of America, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re Automatic Canteen Company of America Drink Canteen, Model B-13, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 690-51-SA Vol. II

Subject: Drink Canteen, Model B-13, approval of.

Automatic Canteen Company of America, Chicago, requested by filing an application dated June 23, 1954 that the resolution adopted January 29, 1954 under Cal. No. 690-51-SA Vol. I be amended so as to include the Drink Canteen Model B-13. The application was reopened under Cal. No. 690-51-SA Vol. II on September 14, 1954 by a vote of the Board.

Purpose

The appliance is designed to automatically dispense in a paper cup, a refrigerated carbonated drink.

Description

The Model B-13 is a refinement of the Model B-12 (approved by the Board January 29, 1952 under Cal. No. 690-51-SA Vol. I). The refinements consist basically of cabinet styling and rearrangement of parts; these changes are as follows: different color scheme, instruction plate, change of design of face of selector buttons, animated display sign and the lowering of the cabinet by using recessed, concealed casters and leveling legs. The removal of the syrup spout from the delivery compartment, thus eliminating syrup drip in the compartment. The mixing system is housed in its own compartment. Enlarged cup dispenser system, additional lighting, larger capacity carbonator, addition of a solenoid valve on the carbonator water inlet line, increase of length of the cooling and refrigerant coils and the addition of a central control box, in which is a terminal strip to which many of the electrical leads are terminated.

MINUTES

The refrigeration system is a $\frac{1}{3}$ or $\frac{1}{2}$ HP hermetically sealed kelinator refrigerator unit which uses not more than 3 lbs. of Freon-12.

Inspection

Details of the Model B-13 were compared with the details of Model B-12 by Asst. Engr. J. A. Darts, Committee on Test and the differences were as herein described.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends that the resolution adopted January 29, 1952 under Cal. No. 690-51-SA Vol. I be amended so as to include the Drink Canteen Model B-13 as manufactured by The Automatic Canteen Company of America on condition that the requirements of the resolution adopted on January 29, 1952 under Cal. No. 690-51-SA Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 29, 1952 in accordance with the above report.

100-54-SM

APPLICANT—Luigi Saito, owner.

SUBJECT—Application February 1, 1954—Saito Fuel Saving Device (draft regulator), approval of.

APPEARANCES—

For Applicant: Luigi Saito.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 100-54-SM

Subject: Saito Fuel Saving Device, approval of.

Luigi Saito owner-manufacturer filed February 1, 1954 an application with the Board of Standards and Appeals for approval of the Saito Fuel Saving Device under the provisions of C26-170.b Administrative Building Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

To reduce the amount of heat loss through fire box door.

Description

The Saito Fuel Saving Device consists of a metal box with a swing gate or a slide gate at one end the gate is controlled by a solenoid. As soon as the thermostat calls for heat the solenoid will be energized and the gate opens. When the gate is 80% open a spring closes, microswitch contact starting the oil pump spark and blower circuit. When the thermostat is opened the spring closed the gate permitting the microswitch to close the circuit operating the oil pump spark and blower. This cuts off air from the burner efficiently and affects a saving in heat by sealing off the hot burner from the cooling effect of outside air when the flame is extinguished. A vent is provided in the gate to prevent accumulation of fumes while the burner is not in operation. When the thermostat calls for heat the solenoid will again be energized and repeat the operation. The fuel

oil and blower will not operate if the gate is not open at least 80%. All the parts are mounted in a compressed asbestos sheet.

Inspection and Test

The appliance was inspected and tested at 16 Bay 25th Street, Brooklyn, and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Luigi Saito the applicant.

Salvatore Piscoto of the Apex Screw Machine Co. at 2544-2550 West 13th Street, manufactures the Fuel Saving Device for the applicant. The machine shop of Mr. Priscioto is a brick building, one story and mezzanine in height approximately 110 ft. by 120 ft. and well able to do the manufacturing necessary.

Recommendation

On the basis of the inspection and test and the arrangements made for manufacturing this device on a commercial scale the Committee on Test recommends the approval of the Saito Fuel Savings Device for voluntary installation in New York City, provided that each device bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 100-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

183-54-SM

APPLICANT—The Wiremold Co., owner.

SUBJECT—Application March 5, 1954—Wiremold Flexible Air Duct Models 87-1A, 57-1A, 87-2B, 8D-3A, 87-3A, approval of.

APPEARANCES—

For Applicant: Paul O. Roedel, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 183-54-SM

Subject: Wiremold Flexible Connector, approval of.

The Wiremold Co., Hartford, Connecticut filed March 5, 1954 an application with the Board of Standards and Appeals for approval of the material known as Wiremold Flexible Connector under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

Purpose

The connector is to be used as a connector between branch lines and air diffusers on air conditioning systems.

Description

The duct is two elements constructed of a fiberglass fabric interlocked with a metal strip. The metal strip is constructed of $\frac{1}{2}$ " x .010" electrogalvanized cold rolled steel $\frac{1}{4}$ hard #3 temper. The fabric is a vinyl coated fiberglass laminated to aluminum foil; the overall thickness of this fabric and foil is .012 inches.

MINUTES

The interlocking of the steel and the fabric is in a continuous spiral. The fabric and steel strip are mechanically bound together by means of the steel strip being so formed as to engage the edge of the fabric with the use of adhesives. This interlocking of the fabric and strip is effected by the edges of the fabric clamped between the surfaces of the metal strip. The lead of the spiral is $\frac{5}{8}$ inches.

Inspection and Test

Samples of the material, the smallest section; 3 inch O.D. and the largest section; 10 inch O.D. were tested in accordance with the requirements of C26-88.0 Administrative Building Code in the presence of Asst. Engr. J. A. Darts, Committee on Test and P. Roedel representing the applicant. There was no melting of either specimens when exposed to temperature of 900°F for five minutes nor was there any ignition of either specimens when exposed to a temperature of 1200° F for five minutes. The material was also subjected to an air test of 5 psi while the specimens were submerged in water; there was no leakage from the connector.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval, for voluntary installation, in New York City, of the material known as Wiremold Flexible connector as having met the requirements of C26-88.0 Administrative Building Code to be used as a connector between branch lines and diffusers on air conditioning systems and between branch ducts and air mixing units on condition that the connector shall not pass through partitions and further that all packages in which this material is marketed shall be marked, labeled or tagged: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 183-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material *on condition* that such dampers shall be installed where this product is used as may be required by the Borough Superintendent.

328-54-SA

APPLICANT—Caloric Stove Corp., owner (Brooklyn Union Gas Co., Agent).

SUBJECT—Application April 27, 1954—Caloric Double Duty Automatic Gas Disposer Models 10, 10-S, 10-W and 10-WS (garbage disposal unit), approval of.

APPEARANCES—

For Applicant: Alfred Teweles and James J. Ruch.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 328-54-SA

Subject: Caloric Double Duty Automatic Gas Disposer (incinerator), Models 10, 10-S, 10-W and 10-WS, approval of.

Caloric Stove Corp., Pennsylvania, filed April 27, 1954 an application with the Board of Standards and Appeals for approval of the Caloric Double Duty Automatic Gas Disposer (incinerator), Models 10, 10-S, 10-W and 10-WS under the provisions of Chapter 26 Article 12 Administrative Building Code.

Purpose

The appliance is a gas fired incinerator.

Description

The incinerator is designed for a maximum of 3,000 BTUs and has a capacity of 2 bushels of waste. The cabinet is of porcelain enamel and the combustion chamber is made of #14 gauge steel. The insulation between the case and the combustion chamber is $\frac{1}{2}$ inch fiber glass foil faced. Inside the combustion chamber there is both a horizontal and vertical grate. The horizontal grate is of cast iron and the vertical grate is a form made of eleven #9BWG wires held in place with six #1BWG wire and the perimeter of the grate is of #1BWG wire. The access door is insulated with corrugated asbestos.

The incinerator is equipped with an opening in the rear for a six inch flue connection.

The main burner is Barber #651 stainless steel and the controls consist of Harper-Wyman valves No. 77 & 78 Pressure Regulator (General Control Type V-300) and a Patrol Filter No. 53.

Inspection and Test

The incinerator was inspected and tested at the Brooklyn Union Gas Laboratory in the presence of Asst. Engr. J. A. Darts, Committee on Test and J. Ruch and A. Teweles representing the applicant. The appliance was tested throughout its operating range and functioned as designed and the controls operated as required.

The incinerator has been approved by the American Gas Association, Certificate No. 7-51.011.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Caloric Double Duty Automatic Gas Disposer (incinerator), Models 10, 10-S, 10-W and 10-WS when vented in accordance with the requirements of C26-696.0 and installed in accordance with the requirements of Chapter 26, Article 12 Administrative Building Code on condition that each appliance bears a label permanently affixed reading:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 328-54-SA," and further all ports and orifices shall be of a type approved by the A.G.A. for type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

545-54-SM

APPLICANT—Fabric Converters, Inc., owner.

SUBJECT—Application June 21, 1954—Neva-Flame Fabrics by Barret, types Vulcara, Civara, Kamara and Akara, approval of.

APPEARANCES—

For Applicant: Jack Endelson.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 545-54-SM.

Subject: Neva-Flame Fabrics by Barret Types Vulcara, Civara, Kamara and Akara, approval of.

Fabric Convertors Inc., New York, filed June 21, 1954 an application with the Board of Standards and Appeals for approval of the material known as Neva-Flame Fabrics by Barret types Vulcara, Civara, Kamara and Akara under the provisions of the Flame Proofing Rules of the Board.

Purpose

The material is to be used as curtain and drapery fabric in places of public assembly.

Description

The material is a combination of Fortisan Wrap and a Saran Filling. Fortisan is the trade name of regenerated cellulose, which by treatment is changed to a viscous cellulose and this material compresses 12% of the fabric. The Saran, which is a spun saran filling, compresses the other 88%.

Inspection and Test

Samples of the material identified as Vulcara were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test. J. Endelson representing the applicant and W. H. Masterson of the Laboratory.

There was no flashing or glow in any of the six specimens tested and the average time of flaming of six specimens was $\frac{2}{3}$ seconds. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test concludes that the material known as Neva-Flame Fabrics by Barret, Vulcara, possesses inherent flameproof properties and accordingly recommends its approval.

Tests for each specific installation or any retests, thereof, shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that each wrapper or container in which the material, Neva-Flame Fabric, Vulcara is marketed shall be stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 545-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

427-46-SM—Vol. II

APPLICANT—Frank N. Carucci, for Pioneer Concrete Products Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report—re "P" Block (cinder concrete building block); previously dismissed for lack of prosecution.

APPEARANCES—

For Applicant: Frank N. Carucci.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

29-47-SM

APPLICANT—Linde Air Products Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional type of gas—for test and report—re Linde Cascade Oxygen System, Linde Liquid Oxygen Truck and Mobile Pumping Unit; previously approved.

APPEARANCES—

For Applicant—R. M. Neary.

ACTION OF BOARD—Application reopened for test and report as to additional type of material.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

388-48-SM—Vol. I

APPLICANT—The Bolta Company, owner.

SUBJECT—Boltaflex Vinyl Sheeting (flameproofed fabric), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn as to Vol. I.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

388-48-SM—Vol. II

APPLICANT—The Balta Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to consider a new material—for test and report—re Boltaflex Vinyl Sheeting (flameproofed fabric), previously withdrawn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to new material.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

912-52-SM

APPLICANT—The Dow Chemical Company, owner.

SUBJECT—Application for consideration—reopening and amendment as to additional use of material—for test and report—re Styrofoam No. 22 and No. 33 (insulation); previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional use of material.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

MINUTES

185-52-A

APPLICANT—Moore and Landsiedel, for Goring and Landsman, owners.

SUBJECT—Application reopened October 13, 1954 for consideration as to additional objection—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—329 Canal street and 6 Greene street, northeast corner, Block 230, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, on June 16, 1953, the Board denied an appeal from Objection 1, issued by the Borough Superintendent, March 10, 1952, on Alt. App. 1118/48, requiring that stairs be enclosed in one-hour partitions and equipped with one-hour fireproof self-closing doors; and

WHEREAS, this appeal was reopened and restored to docket October 13, 1954, to consider an additional objection of the Borough Superintendent; and

WHEREAS, the decision of the Borough Superintendent dated July 27, 1954, on amendment to Alt. App. 1118/48, reads:

"2. Means of egress from cellar should comply with Section 271 of the Labor Law."

and

WHEREAS, the applicant states that all the requirements of law have been complied with as to the two interior stairways and their enclosures, and that the sub-standard fire escapes are to be removed from the building; and

WHEREAS, the applicant now requests the Board to modify the requirements of Section 271 of the Labor Law insofar as it relates to the cellar exits; and

WHEREAS, the applicant contends that there are no persons regularly employed in the cellar which is only entered occasionally; that the cellar is divided into two sections by a 3 in. gypsum block fore and aft partition with an unlocked connecting door; and that each section of the cellar has two other means of egress as indicated on plans filed with this application for reopening under date of August 24, 1954; and

WHEREAS, plans filed with this application indicate that the building is equipped throughout with a two-source automatic sprinkler system with central station supervisory alarm.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent dated July 27, 1954, acting on amendment to Alt. App. 1118 of 1948, objection 2, and that the appeal be and it hereby is *granted on condition* that the means of exit from the cellar shall be maintained as indicated on plans filed with this appeal marked, "Received August 24, 1954" (four sheets); that in the front and aft partition there shall be a fireproof door towards the front in the location shown for free access to both means of exit; that the primary means of exit shall lead directly to Greene Street and the secondary means of exit shall lead to Canal Street as shown; that the occupancy of the cellar, incorrectly marked as a basement, may be as proposed provided a two-source sprinkler system is maintained in the cellar and throughout the building as proposed and as indicated on such plans; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

771-53-A—Vol. II

APPLICANT—Robert Gottlieb, for Jane G. Schultz, owner (The Greneker Corp., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—120 Bruckner boulevard, southwest corner of Brook avenue, 5th floor, Block 2277, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1954, on amendment to B. N. App. 141/54, reads:

"1. Proposed location of paint storage room on fifth floor not acceptable as window in same is on lot line. Bd. of S. & A. Paint Spray Rules 4 (4.2)."

and

WHEREAS, the applicant states the building is 6 stories, 62 ft. in height, 100 ft. by 200 ft. in area, of fireproof construction, erected in 1912 on a lot 100 ft. front by 200 ft. in depth in an unrestricted use, A area, Class 2 height district; used and occupied since 1912: Cellar—storage of drug containers, 5 persons; 1st floor—shipping of drug containers, 25 persons; 2nd floor and 3rd floor—manufacturing drugs, 100 and 50 persons respectively; 4th floor—storage of drug containers, 6 persons; 5th floor—manufacturing store window mannikins, 50 persons; 6th floor—pearlizing, storage and shipping imitation pearls, 125 persons. The building is provided with a one-source sprinkler system and an approved interior fire alarm system; regular monthly fire drills are maintained. There are two interior 3 ft. 8 in. wide iron stairs, enclosed in fireproof block partitions, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street. Two fire escapes extend to roof by ladder and to street and yard by stair with egress from termination to street through passage. Window and door openings on course of fire escapes are fireproof, self-closing; and

WHEREAS, the applicant states that the tenant of the 5th floor performs the manufacturing and in the course of his process sprays the finished product; that in 1952 a spray room and two spray booths were installed and two metal double-walled storage cabinets for a maximum of 200 gallons of spraying materials in accordance with approval of the Department of Housing and Buildings and the Fire Department; that the tenant's insurance company suggested they build a fireproof vault for storage of spraying materials in order to decrease the fire hazard and lower insurance rates; that this advice was followed and a completely fireproof vault 5 ft. 6 in. by 9 ft. 6 in. in area, equipped with 3-hour test self-closing door was installed in accordance with the requirements of the New York Board of Fire Underwriters; that all this work was done without filing an application with and obtaining the approval of the Borough Superintendent or the Fire Department; that the Fire Department discovered this illegally installed vault in February, 1954, and plans were prepared and filed with the Borough Superintendent and the vault was found to be in a location contrary to the Paint Spray Rules; and

WHEREAS, the applicant contends that the vault construction complies with all the requirements of Section 4.2.1 of the Paint Spray Rules except as to windows located on a lot line and the next building is approximately 10 feet away; that for ventilation it is now proposed to install a duct across the ceiling to the open court; that the window is a stationary fireproof window glazed with wire glass; that if the Board directs, this window can be completely bricked up; that in view of the insurance underwriter's approval of the construction and the ventilation proposed, which complies with the rules of the Board, it is requested that the location of

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the vault be accepted for the storage of not more than 300 gallons of paint and thinners, most of which will be in sealed cans; and

WHEREAS, Order #696 was issued by the Fire Commissioner February 3, 1954, directing the applicant to amend Plan #572/52 to show the construction of the storage room used for storage of paint material; and

WHEREAS, Vol. I of this appeal was filed October 23, 1953, from Item 3 of Order #91805 LC issued by the Fire Commissioner, directing the discontinuance of storage and use of acetone in excess of five gallons above the 1st floor; and

WHEREAS, on application dated May 5, 1954, stating that the owner had discontinued all pearlizing and manufacturing at above premises so that it no longer needed storage of acetone, Vol. I of this appeal was withdrawn to comply as to the 6th floor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on B.N. App. 141 of 1954, Objection 1, be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, to permit the continuance of the existing paint storage room (fireproof vault) as indicated on plans filed with this appeal marked, "Received, June 2, 1954" (2 sheets) and to permit ventilation of such room by the existing lot line window provided such lot line window has a louvred opening maintained at all times to the space between this building and the adjoining building to the west which shall not be less than the existing ten feet; and that the proposed duct to the side lot line need not be constructed.

402-54-A

APPLICANT—Roux Distributing Co., Inc., lessee, for 110 East 153rd Street Corp., owner.

SUBJECT—Application May 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—110 East 153rd street, south side, 286.63 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx.

APPEARANCES—

For Applicant: Benjamin G. Hawkes, Martin Isaacs and Alexander Pfeiffer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, Order No. 2620-4, issued by the Fire Commissioner dated April 20, 1954, reads:

"Technical Establishment

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

2. Provide Dykes around 5000 gallon hydrogen peroxide tank and 10,000 gallon propylene glycol tank. C19-11.0, Administrative Code."

and

WHEREAS, the applicant states the building is one story and basement, 35 ft. in height, 286.68 ft. by 177.02 ft. irregular in area, of class 3 construction, erected in 1951, located in an unrestricted use, "A" area, Class one and one-half height district, and used and occupied since 1951—basement: storage, first floor production, storage and shipping office, 48 persons; the building is provided with a two-source sprinkler system throughout and an improved interior fire alarm system and regular monthly fire drills are maintained, there is one interior 4 ft. wide steel and concrete stair enclosed in masonry partition, equipped with fireproof self closing doors and leading directly to the street, a ladder and scuttle to roof is provided; and

WHEREAS, Certificate of Occupancy #10768-54 was issued June 8, 1952, upon completion of work under NB 886/49 and permits the following use and occupancy, basement: storage, 8 persons, first floor, storage of non-combustible materials, manufacturing, loading dock, three-car non-storage garage, 57 persons, and contains the note that Fire Department Permit #76114 issued for the storage and use of chemicals expires January 28, 1953; and that the Fire Department approval of Sprinkler System, Garage, and fire-extinguishing equipment has been received; and

WHEREAS, the applicant contends that neither the hydrogen peroxide tanks nor the propylene glycol tanks require the dykes ordered by the Fire Commissioner; and

WHEREAS, the applicant contends as to the hydrogen peroxide that this product has a flash point greater than 310 degrees Fahrenheit and is neither inflammable nor combustible within the definition of Section 319-2.0 of the Administrative Code; and

WHEREAS, the applicant contends as to the 10,000 gallon propylene glycol tanks, that this product has a fire point of 216 deg. F., open cut test, and a flash point of 222 deg. F.; that in accordance with subdivision 39 of Section 3192.0 of the Administrative Code that a building where explosives, inflammable or highly combustible substances are used, or chemicals or other materials entering into the production of such substances are stored or used excepting those establishments specifically treated under classification in Part One of said section are considered technical establishments; that it can hardly be said that this chemical with a flash point of 222 deg. F. is highly combustible and certainly would not come under the requirement or definition of a technical establishment; and

WHEREAS, the applicant contends that there is, therefore, no occasion for the requirement set forth in the Fire Commissioner's order for the construction of dykes around these tanks, that such construction would require a solid wall 5 ft. high and would not only be costly but would take much needed space, that difficulty exists not only with respect to the construction of such dykes and wall, but also their maintenance and use; that there are floor drains located adjacent to the tanks; that the building has an approved two-source sprinkler system; and

WHEREAS, the premises were inspected by a committee of the Board; the committee noted the large tanks holding oleic acid, hydrogen peroxide and propylene glycol, recommends that the appeal should be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner as to Order No. 2620-4 be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to Objection 2, *on condition* that in all other respects the premises shall be maintained to the satisfaction of the Fire Commissioner; that the two-source sprinkler system, approved fire alarm system and monthly fire drill shall be maintained in accordance with the requirements therefor; and that such portable fire-fighting appliances shall be maintained in conjunction with the tanks as the Fire Commissioner may find is necessary.

427-54-A

APPLICANT—Lama, Proskauer and Prober, for Stanley Associates, Inc., owner.

SUBJECT—Application May 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1514-1516 Pitkin avenue, south side, 62 ft. 6 in. west of Saratoga avenue, Block 3514, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

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THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1954, acting on Alt. App. 1304/54, reads:

"1. Both exit stairs should continue to the roof as required by Sect. 270 of the Labor Law.

2. The exit stair leading to Pitkin avenue should be enclosed on both floors in fireproof, incombustible, partitions as required by Sect. 270 of the Labor Law.

3. Provide at least two exit stairs, 3'-8" minimum width from the mezzanine in compliance with Sect. 270 of the Labor Law.

4. Provide at least two means of exit 3'-8" minimum width from the cellar, enclosed in fireproof partitions and leading directly to the street or yard as required by Sect. 270 of the Labor Law.

5. The vertical opening for the cellar stairs from the Bushelling Room should be enclosed on the first floor in fireproof partitions as required by Sect. 270, para. 6 of the Labor Law.

6. Required liveload as per Section 7.3.2.3 of Administrative Code for manufacturing is 120 lbs. per sq. ft. The second floor is adequate for not more than 100 lbs. per sq. ft."

and

WHEREAS, the applicant states the building is 2 stories, 27 feet in height, 37 ft. 6 in. by 83 ft. 7 in. in area, of Class 3 construction, erected in 1929 on a lot 37 ft. 6 in. front by 92 ft. 11 in. in depth in a business use, C area, Class 1 height district; used and occupied since 1929: Cellar—bushelling, boiler room and storage, 4 persons; 1st floor—clothing store, 8 persons; mezzanine—office, 4 persons; 2nd floor—vacant; proposed to be used and occupied the same except the 2nd floor—clothing manufacturing, 50 persons. The building is provided with three interior wood and iron stairs, 2 ft., 3 ft. and 3 ft. 8 in. in width, enclosed in fire-retarded partitions, equipped with fireproof, self-closing doors; and

WHEREAS, Certificate of Occupancy #59695 issued by the Borough Superintendent February 27, 1930, upon completion of work under Permit 9848/29 permits the following use and occupancy: Cellar—ordinary use; 1st floor—two stores, 120 lbs. liveload; 2nd floor—billiard parlor, 100 lbs. liveload, 50 persons; and

WHEREAS, the applicant contends as to Objection 1, that both exit stairs now terminate at the 2nd floor and each will be provided with an iron ladder and a scuttle to the roof; that as these two stairs serve only the 2nd floor, the iron ladder and scuttle are ample roof exits for this floor; and contends as to Objection 2, that the present stair leading to Pitkin avenue will be enclosed in the cellar with 4 in. t.c. blocks; that the 1st floor enclosure is now 4 in. t.c. blocks and the 2nd floor now open will be enclosed with wood studs and fire-retarded both sides; that the 1st floor ceiling of this stair is fireproof and the ceiling of the 2nd floor stair enclosure will be fire-retarded; that as the original certificate of occupancy permitted 50 persons and as this occupancy will not be increased and as the stair enclosure will be improved, a better condition will result; and

WHEREAS, the applicant contends as to Objection 3, that the mezzanine occupancy as office for four persons is not a factory use and existing 3 ft. wide stair leading direct to the first floor is adequate; and

WHEREAS, the applicant contends as to Objection 4, that the rear of the cellar has a 3 ft. concrete stair to the rear yard with egress to the street; that in addition a 3 ft. wide stair leads directly to the store above; that these stairs will be fully enclosed in 4 in. t.c. blocks in the cellar; that the front of the cellar which is used only for storage and has no occupancy is now provided with a 3 ft. wide concrete stairs leading to Pitkin avenue, equipped with iron doors flush with sidewalk; that these sidewalk doors will be made easily openable from the underside; that in addition a 2 ft. wide iron stair enclosed with 4 in. t.c. blocks leads direct to the first floor; that this is ample exit for this storage space; and

WHEREAS, the applicant contends as to Objection 5, that this stair is an interior stair ornamental in character and

would be a hardship to be required to enclose it; that as these stairs are enclosed with 4 in. t.c. blocks and equipped with a fireproof, self-closing door at cellar level, no hazard will exist; and

WHEREAS, the applicant contends as to Objection 6, that the 2nd floor now has a liveload capacity of 100 lbs. and as the manufacturing of clothing is light and is performed with light machinery and inasmuch as the floor area is given over to aisles, the present 100 lb. capacity is ample for the proposed use; that in addition, the 100 lb. liveload capacity will be posted.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, dated May 24, 1954, acting on Alt. App. 1304 of 1954, Objections 1 through 6, and that the appeal be and it hereby is *granted*, as to objections 1 through 5: *on condition* that the exits and enclosure of exits shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received, May 27, 1954" (3 sheets), and as to Objection 6 *on condition* that the live load of the second floor may be permitted at one hundred pounds per superficial foot provided such load is posted and that the space at no time shall be overstressed for such loading; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that such portable fire-fighting appliances shall be maintained as the Fire Commissioner may find is required.

430-54-A

APPLICANT—Sidney Daub, for Abe Messinger, owner (Kasbar Quilting Co., lessee).

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1213-1239 East 14th street, east side, 100 ft. south of Avenue L, Block 6734A, Lot 86, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating 3

Negative: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 1, 1954, on Alt. App. 4222/52, reads:

"1. Provide a two source sprinkler system for the north area used for manufacturing to comply with requirements of 4.2.1 and 15.36 Adm. Code."

and

WHEREAS, the applicant states the building is 1 story 12 ft. in height, 201 ft. and 230 ft. 8 in. by 100 and 103 ft. 11 in. in depth, of Class 3 construction, erected in 1923 in an unrestricted use, C area, Class 1½ height district; used and occupied since 1952: Cellar—boiler room, 1 person; 1st floor—manufacturing quilting, 45 persons. The building is provided with an approved standpipe system and an approved one-source sprinkler system with central office connection; and

WHEREAS, Violation #854 of 1954 was issued by the Borough Superintendent for occupying the building for the manufacture of quilts and storage of combustible fibres without obtaining a certificate of occupancy; and

WHEREAS, existing Certificate of Occupancy #21433 issued October 4, 1923, upon completion of work under Permit #1909/23 permits the use of the building as a public garage; and

WHEREAS, the applicant states the building is 21,840 square feet in area, subdivided by a fire wall into two areas of 7,140 square feet and 14,700 square feet; that the building

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was erected in 1923 as a public garage; that at the time of its erection the department approved it with only a stand-pipe connected to a public water main in the street; that the building is provided with a sprinkler system connected to the city main; that sprinkler heads shown in boiler room are 210 degree heads; that the entire building will be occupied by one tenant for the manufacture of quilting; that the gasoline storage will be removed; and

WHEREAS, the applicant requests the Board to accept the sprinkler system with the one-source of supply.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 4222/52, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the sprinkler system as proposed with one-source instead of two-sources throughout the building with connection to Fire Department Headquarters through an approved central station including sprinkler heads of the degree shown, in the cellar used only for boiler room, *on condition* that the sprinkler system shall comply with the requirements therefor; that the fire wall within the building shall comply with the requirements and any door therein shall be of an approved opening assembly for fire walls; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

488-54-A

APPLICANT—J. M. Nicholson, for the Long Island Railroad Co. (William Wyer, trustee), owner.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—91-53 121st street, northeast corner of Atlantic avenue, Block 9375, Lot 58, Morris Park Shops, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: Henry W. Redlien and Fred W. Laubenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 24, 1954, on Misc. App. 1478/45, reads:

"1. Use of transite asbestos pipe not in conformity with sec. C26-139.0 A. C."

and

WHEREAS, the applicant states the premises consist of a plot fronting 1839 feet on Atlantic avenue with a depth of approximately 1,170 feet, irregular, located in an unrestricted use district and used as the Morris Park Shops of the Long Island Railroad Company; and

WHEREAS, the applicant states in 1945 when there was a shortage of iron and steel and the War Production Board refused to permit the use of cast iron or steel pipes, the owner installed 8 in. diameter high pressure asbestos piping with malleable iron couplings for the new water supply installed pursuant to Misc. App. 1478/45 as approved by the Borough Superintendent of Queens for the term of emergency; and

WHEREAS, the applicant contends that the asbestos pipe installed together with the malleable iron couplings has given good and satisfactory service for the past nine years; that the pressure in this pipe will not exceed 100 lbs. per square inch; that the Underwriters Laboratories, Inc. recommend the use of this pipe in fire service systems when the working pressure does not exceed 150 lbs. per sq. inch and it is therefore requested that permission be granted to continue the use of this pipe as installed; and

WHEREAS, this pipe is used for water only from street source and elevated water tank in connection with the stand-pipe system; and

WHEREAS, the premises were inspected by a committee of the Board, and it was found that apparently the asbestos pipe as manufactured by Keasbey-Mattison appears to be in good condition as far as the one spot that was opened up that the Committee inspected, and it is recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Misc. App. 1478/45, Objection 1, be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, to permit the use of asbestos pipe as manufactured by Keasbey-Mattison, and which was permitted to be laid by the Borough Superintendent for a temporary term during the war emergency, and to permit the continuance of this pipe for one year from the date of this resolution, and thereafter for a longer period in the event that an application is filed with the Board for a general approval of such pipe by the Keasbey-Mattison Company for consideration as to a longer term if and when such pipe is approved.

832-54-A

APPLICANT—Lama, Proskauer and Prober, for Friedman and Waldman, Inc., owner (Sol Rosenberg, lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1424 Rockaway parkway, south side, 57 ft. 5¼ in. west of Glenwood road, Block 8165, Lot 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 27, 1954, on N.B. App. 742 of 1954, reads:

"3. Provide toilet facilities as per Sec. 14.8.4 of the Administrative Code."

and

WHEREAS, the applicant states the proposed building will be one story, 9 ft. in height, 10 ft. 8½ in. by 5 ft. 6 in. in area, of Class 3 Construction, on a lot 10 ft. 8½ in. front by 18 ft. 2 in. in depth, in a business use, D area, Class One height district. The premises have been in use since 1953 for the display and sale of vegetables on an open lot with an occupancy of two persons and the proposed building will be used for the sale and display of fruit and vegetables with an occupancy of two persons. Certificate of Occupancy #137293 issued November 19, 1953, upon completion of work under N.B. App. 715 of 1953, permits the display and sale of fruit and vegetables in a stand on an open lot; and

WHEREAS, the applicant states that it is now proposed to erect a new building for the same use as now legally exists, namely, the display and sale of fruits and vegetables; that the proposed building will not have toilet facilities; and

WHEREAS, the applicant contends that the building will have an area of only 50.43 sq. ft.; that toilet facilities will be provided in a building located at 1430 Rockaway parkway and permission has been obtained for such use, a copy of which is filed with this appeal; that inasmuch as the proposed fruit and vegetable stand will be run by two men and as proper toilet facilities will be provided as proposed it is requested that this appeal be granted so as to permit the omission of toilet facilities within the proposed building; and

WHEREAS, the applicant further contends that this appeal should be granted as the present open legal use was permitted without toilet facilities on the site and the conditions

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will not be made any worse by the construction of the proposed 50 square foot building.

Resolved, that the decision of the Borough Superintendent, acting on N. B. App. 742 of 1954, Objection 3, be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, to permit the building of the size as shown, namely 10 ft. 8½ in. by 5 ft. 6 in. irregular, as an open front display space for the sale of vegetables to be built without toilet facilities as proposed *on condition* that toilet facilities shall be available to the operator of the booth at 1430 Rockaway Parkway, adjacent; that this decision shall not be considered as a precedent for the omission of toilet facilities in any building; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

878-48-A—Vol. II

APPLICANT—Charles M. Spindler, for Blanche Kono, owner.

SUBJECT—Application for consideration—reopening and extension of sprinkler system re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—69-14 49th avenue, south side, 100.06 ft. east of 49th street, Block 2435, Lot 14, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider extension of the sprinkler system.

THE VOTE:

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors	3
Negative	0
Absent: Commissioner Kleinert	1

403-53-A

APPLICANT—Joseph W. Landes, for Salvo Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to additional objection-4—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—152-156 Wooster street, east side, 90 ft. south of West Houston street, Block 514, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph W. Landes, H. G. Sandin and S. Cirillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened for examination to consider additional objection.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors	3
Negative	0
Absent: Commissioner Kleinert	1

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. west of Sullivan street, Block 540, Lots 17, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P.M. for inspection and decision; hearing closed.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; applicant to file complete plans and notify the Board when he has a determination from the Borough Superintendent.

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.

SUBJECT—Application April 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 2 P. M. for inspection and decision; hearing closed.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.

SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. west of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

APPEARANCES—

For Applicant: Miles A. Gordon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P. M., applicant to file revised plans showing a second means of exit from the cellar direct to street.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P.M. for inspection and decision; hearing closed.

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573-54-A

APPLICANT—Interboro Elevator Co., Inc.
OWNER OF PREMISES—Sixty Wall Tower, Inc.
SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.
PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.
APPEARANCES—
For Applicant: Malachy Wade and A. E. Thurber, Jr.
For Opposition: Joseph Harry Nyberg, M. N. Nyberg, James E. Reik and C. Joseph Danahy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 25, 1955, at 2 P.M. applicant to file information from the Dept. of Housing and Buildings re approvals prior to 1938.

574-54-A

APPLICANT—Interboro Elevator Co., Inc.
OWNER OF PREMISES—Gotham Hotel, Inc.
SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.
PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.
APPEARANCES—
For Applicant: Malachy Wade and A. E. Thurber, Jr.
For Opposition: Joseph Harry Nyberg, M. N. Nyberg, James E. Reik and C. Joseph Danahy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to January 25, 1955, at 2 P.M. applicant to file information from the Dept. of Housing and Buildings re approvals prior to 1938.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.
SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.
APPEARANCES—
For Applicant: H. G. Jacobs and Frederic H. Poor, Jr.
For Administration: Lient. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Laid over to February 1, 1955, at 2 P. M., applicant to file complete plans.

424-19-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Victory Storage Inc., owner.
SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7i of the zoning resolution, permitting in a business use district, the change in use of existing storage garage, showroom and office (previously granted by the Board and later denied for gasoline service station; later amended to permit an additional gasoline tank in garage), to gasoline service station garage for more than five motor vehicles, spraying, body and fender work, welding, lubritorium, car wash (non-automatic) storage and sale of accessories and office.
PREMISES AFFECTED—2275-2291 Bedford avenue and 2301-2309 Albermarle road, northeast corner, Block 5110, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on October 27, 1953, on certain conditions; and

WHEREAS, the resolution was further amended on November 30, 1954; and

WHEREAS, the applicant requested another amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1953, as thereafter *amended* by resolutions adopted through November 30, 1954, by adding thereto:

"that in addition to a greasing lift and wheel alignment equipment as permitted by resolution *amended* on November 30, 1954, and the minor repairing by hand tools only, as *amended* by resolution of October 27, 1953, there may be added the following:

'that there may be an oxy-acetylene torch and electric arc welder used on the premises, provided such equipment meets the requirements and is subject to a license by the Fire Commissioner and welding is maintained within the welding room as proposed and as indicated on plans filed with this request for amendment, marked Received "January 3, 1955" (1 sheet); that the suspended heater of the oil burning type may be omitted and one of the approved gas burning type may be substituted; that reference to the boiler room as shown on such plans may be omitted in view of the introduction of such gas-fired space heater with ducts as shown on such plans; and that in all other respects the resolutions above cited shall be complied with.'" (Alt. 1323/53)

395-31-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for C. J. H. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence and local retail use district, the use of premises for motor vehicle repair shop, garage for more than five motor vehicles, ramp, auto salesroom, office, fender repairs, storage of cars to be serviced, minor adjustments and repairs, and for display and sale of light merchandise and incidental factory work on second floor; and permitting the parking and storage of cars on unbuilt portion of plot, waiting to be serviced.

PREMISES AFFECTED—226-18 Merrick boulevard and 134-02 227th street, southwest corner and 134-13 226th street, Block 13107, Lots 17, 23, 25 and 28, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 7, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 310/54)

816-50-BZ

APPLICANT—Kitzler and Nurick, for Elchanoff Mariaski, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—409-421 Euclid avenue, east side, 100 ft. north of Glenmore avenue, Block 4195, Lots 6 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, term of variance extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 27, 1951, on certain conditions; and

WHEREAS, the term of variance and time to complete were extended on February 10, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance and an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 27, 1951, as thereafter *amended* by resolution adopted February 10, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five (5) years, from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and to *amend* the resolution of February 27, 1951 so that the 'Whereas' clause next preceding the resolution shall read 'Section 7, subdivision h'; and the resolution itself shall read 'granted under section 7, subdivision h thereof'; and that all permits required and a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (NB 1539/50)

300-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Herbert H. Pensig and Nat Patterson, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision

of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting the extension of existing parking and storage of motor vehicles in retail use district into the residence use district.

PREMISES AFFECTED—182-15 Hillside avenue and 87-25 to 87-33 Avon street, northeast corner, Block 9950, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1952, on certain conditions; and

WHEREAS, this application was amended on June 9, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on June 30, 1953 and January 5, 1954; and

WHEREAS, the resolution was further amended on April 20, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1952, as thereafter *amended* by resolutions adopted through April 20, 1954, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five (5) years, from the date of this amended resolution, to permit; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits required including a certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. 496/52)

472-52-BZ

APPLICANT—Kenneth B. Norton, for City Bank and Farmers Trust Co., Trustee (Ritz Carlton Hotel, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment as to additional cabaret (piano) on first floor re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a restricted retail use district a small orchestra during dinner in the main restaurant on the 2nd floor of class A multiple dwelling (Carlton House).

PREMISES AFFECTED—674-680 Madison avenue, west side, from East 61st to East 62nd street, 21-25 East 61st street and 20-26 East 62nd street, Block 1376, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Phineas Zolot and T. Donald Healy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Keating and Deputy Chief Connors 3

Negative 0

Absent: Commissioner Kleinert 1

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 21, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1952, by adding thereto:

"that within the term hereinbefore stated there may be an additional musical instrument consisting of a piano in the main dining room on the first floor of the building, as passed on by the Borough Superintendent under Alt. App. 1847/54, Objection A-1, located as indicated on plans filed with this request for amendment marked 'Received December 23, 1954' (1 sheet), *on condition* that in all other respects the resolution above cited shall be complied with."

150-54-BZ

APPLICANT—Lama, Proskauer and Prober, for William L. McDonald, owner. (The Clarevc Corporation, lessee.)

SUBJECT—Application for consideration—reopening and amendment as to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution permitting for a term of fifteen years, in the retail use portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot, with an entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—3951-3963 (3957 official) Laconia avenue and 1061-1071 East 224th street, northwest corner, Block 4871, Lots 1 and 72, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, only so far as it has reference to the number of gasoline storage tanks, so that as amended this portion of the resolution shall read:

"that the number of gasoline storage tanks shall be limited to eight 550 gallon tanks, as passed on by the Borough Superintendent under N. B. 1/54, Objection dated December 23, 1954; and that in all other respects the requirements of the resolution above cited shall be complied with."

803-26-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel, owner.

SUBJECT—Application for consideration—reopening as Vol. III and consider extension and rearrangement subject to regular procedure—re Application (decision of the borough superintendent) previously granted, under section 7c

of the zoning resolution, permitting in a business use district, the addition of lubritorium and auto laundry to existing gasoline selling station.

PREMISES AFFECTED—5238-5260 Kings highway, west side, 300 ft. 8¼ in. south of Farragut road, Block 7969, Lots 65, 66 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider extension of use subject to regular procedure—re Application (decision of the fire commissioner), previously granted on condition, under section 21 of the building zone resolution, permitting in a business district the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—3550 Boston road, south side, of Kingsland avenue, being southeast corner, Block 4728, Lots 70 and 76, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Lynch.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

165-48-BZ—Vol. III

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application for consideration—reopening as Vol. III and extension of use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district the addition of an automatic auto laundry (principal business), to existing gasoline service station, lubritorium, motor vehicle repairs and restaurant (previously granted, reconstruction of existing gasoline service station and inclusion of motor vehicle repairs, by Board).

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

MINUTES

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II and extension of use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 7A of the zoning resolution, permitting in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a motor vehicle repair shop on existing used car sales lot with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—1489 Bruckner boulevard and 100 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

SUBJECT—Application for consideration—reopening as Vol. II and consider extension of uses subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under sections 7f and 7i of the zoning resolution, permit in a business use district the erection and maintenance of a gasoline service station, auto wash, lubritorium, storage and sale of accessories, motor vehicle repairs and office; and permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—215-35 Northern boulevard, northeast corner of 215th place, Block 6309, Lot 23, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

Adjourned: 4:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

RULES

FACTORY EXIT RULES

ADOPTED BY

THE BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

FEBRUARY 23, 1947 AS REVISED DECEMBER 21, 1954 TO EFFECTUATE THE PROVISIONS OF SECTIONS 270 AND 271 OF THE LABOR LAW AS AMENDED BY CHAPTERS 905 AND 906 OF THE LAWS OF 1947 AND CHAPTERS 343 AND 345 OF THE LAWS OF 1948

Cal. No. 64-27-SR—Vol. II

Rule 1.0. Fire Escapes on Buildings Five Stories or Less in Height.

Rule 1.1. In any building erected prior to October 1, 1913, occupied on July 1, 1948, as a factory building, 5 stories or less in height, one of the required means of exit under Section 271 of the Labor Law may consist of an outside iron fire escape, provided that:

1.1.1. Any such fire escape erected prior to October 1, 1913, shall comply with Section 274 of the Labor Law and in addition thereto

- (1) The balconies shall be not less than 3 feet in width.
- (2) The rails around balconies and well holes and on stairways shall be not less than 3 feet in height.
- (3) Passageways on the balconies shall be not less than 14 inches in the clear.
- (4) At least one opening to each balcony shall be a single fireproof casement door at least 2 feet wide and at least 6

feet in height, except that where the distance between the sill and lintel will not permit of an opening 6 feet in height, a casement door not less than 4 ft. 6 in. in height will be permitted.

1.1.2. Any such fire escape erected subsequent to October 1, 1913, and prior to these rules taking effect, unless previously accepted as one of the required means of exit or escape by the administrative official having jurisdiction, shall conform in every respect to the provisions of Section 273 of the Labor Law.

Rule 1.2. The single fireproof casement doors leading to all fire escape balconies shall open out and shall be self-closing. An easily operated door lock with knobs on both sides of the door shall be provided. Such fire doors may be at window sill level if fixed iron steps at least 2 ft. wide, with risers not exceeding 8 in., and treads not less than 8 in. are provided on the inside from floor level to sill properly secured when sills are more than 12 inches above floor level.

Rule 1.3. A fire escape shall not hereafter be accepted as constituting one of the required means of exit or escape under Section 271 of the Labor Law, in any building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, exceeding five stories in height.

Rule 1.4. All fire escapes shall be maintained structurally safe, properly painted, and kept clear of all obstructions.

Rule 2.0. Enclosure of Factory Stairways or Ramps.

Rule 2.1. In all factory buildings five stories or less in height, erected prior to October 1, 1913, and

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occupied as factory buildings on July 1, 1948, all interior stairways or ramps serving as required means of exit, and the landings, platforms and passageways connected therewith shall be enclosed on all sides by partitions having a fire resistive rating of not less than 1 hour extending continuously from the lowest point of stairway or ramp.

Rule 2.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resisting materials, except in buildings with roofs of non-combustible material, in which case the partitions may stop at the underside of the roof.

Rule 2.3. Openings in such partitions shall be provided with fireproof self closing doors not less than 3 ft. in width swinging in the direction of egress.

2.3.1. Such doors, unless heretofore accepted by the administrative official having jurisdiction, shall consist of approved self closing one hour test opening protective assemblies, except where such openings are in the exterior wall of the building.

Rule 2.4. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 2.5. A horizontal exit as defined in Section 267 of the Labor Law, will be accepted as in compliance with this rule when both sides of the fire wall or walls are occupied at such factory floor by the same occupant as provided in Rule 3.0.

Rule 2.6. All interior stairs or ramps serving as required means of egress shall be provided with egress to street through a passage enclosed with materials meeting the requirements for such stair enclosure.

Rule 3.0. When horizontal egress is accepted by the administrative official having jurisdiction, an endorsement shall be made on the certificate of occupancy issued for each building involved.

Rule 4.0. Required Exits and Enclosures of Stairways in Two-Story Factory Buildings.

Rule 4.1. In every two story factory building erected prior to October 1, 1913, and occupied as a factory building on July 1, 1948, there shall be provided from each story at least two means of exit or escape from fire remote from each other, one of which from every floor above or below grade shall lead to or open on an interior stairway or ramp which shall be enclosed, as hereinafter provided, or on an exterior enclosed stairway or ramp. The other may lead to such a stairway, or to a horizontal or grade exit, or to an exterior screened stairway, or to a fire escape conforming to Section 273 of the Labor Law or Rule 1, of these rules. Except that fire escape exit doors shall be fireproof self closing, with fixed iron steps to the sill properly secured when sill is more than 12 in. above the floor level; and where there is no safe egress from the roof, a goose neck ladder shall be provided from top balcony to the roof, except on the front of all buildings.

4.1.1. Unobstructed egress from the foot of the fire escape or exterior screened stairway shall be as required by Section 273 of the Labor Law, or to an open adjoining yard with egress to the street. No point on any floor of such building shall be more than 150 ft. distant from such an exit.

Rule 4.2. In two-story factory buildings erected prior to October 1, 1913, and occupied as factories on July 1, 1948, all interior stairways or ramps serving as required means of exit shall be enclosed from the lowest point of such stairways or ramps to the ceiling of the first floor by partitions having a fire resistive rating of 1-hour, unless the building is provided with a wet sprinkler system, in which case such enclosure of stairway or ramp shall not be required prior to January 1, 1959. Such enclosures shall lead directly to a door opening outwardly to a street or road, or an open area affording unobstructed passage to street or road. All openings in such enclosure except openings in the exterior walls shall be provided with fireproof self-closing doors having a one hour rating.

Rule 4.3. All reference herein to the enclosure of stairways or ramps shall be deemed to apply only to required stairways or ramps.

Rule 5.0. Enclosure of Stairways in Factory Buildings Erected Prior to October 1, 1913, and Not Occupied as Factory Buildings on July 1, 1948.

Rule 5.1. Buildings which are not required by Section 270, Subdivision 1 of the Labor Law to be fireproof, shall have required stairways or ramps enclosed in partitions of one-hour fire-resistive construction from the lowest point of the stairway or ramp.

Rule 5.2. Where the stairway or ramp extends to the top floor of the building, such partitions shall extend to the underside of the roof boarding. That portion of the underside of the roof beams within the stair enclosure shall be covered with fire resistive materials except in buildings with roofs of noncombustible material, in which case the partitions may stop at the underside of the roof.

Rule 5.3. Where the stairway or ramp is required to extend to the roof, the enclosure shall be so built as to form a bulkhead having a fire-resistive rating of one hour, except where such bulkhead occurs on an interior lot line, such construction shall be not less than 8 inches of masonry on the lot line side.

Rule 5.4. All openings to such partitions shall be provided with approved one hour self-closing opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.5. The bottom of the enclosure shall be of fireproof material at least 4 in. thick unless the partition extends to the cellar bottom.

Rule 5.6. In all factory buildings erected prior to October 1, 1913, and not occupied as factories on July 1, 1948, and exceeding four stories in height, stairways or ramps serving as required means of egress shall be enclosed throughout with partitions of incombustible material having a fire resistive rating of one hour, and all openings to such partitions shall be provided with approved self-closing one hour test opening protective assemblies except where such openings are in the exterior wall of the building.

Rule 5.7. In all factory building erected subsequent to October 1, 1913, four stories or less in height, required stairways or ramps serving as required means of egress shall be enclosed throughout with partitions having a fire resistive rating of one hour and all openings thereto shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

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Rule 5.8. In all factory buildings erected subsequent to October 1, 1913, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions constructed of materials having a fire resistive rating of two hours, and all openings to such partitions shall be equipped with approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior wall of the building.

Rule 5.9. In all factory buildings erected subsequent to January 1, 1938, exceeding 4 stories in height, stairways or ramps serving as required means of egress shall be enclosed in partitions of incombustible materials having a fire resistive rating of 2 hours and all openings to such enclosures shall be protected by approved self-closing one hour test opening protective assemblies except where such openings occur in the exterior walls of the building.

Rule 6.0. In all factory buildings, coming within Section 270 of the Labor Law, Stairways or Ramps Serving as Required Means of Egress Shall be Ventilated at the Top by:

(a) A skylight not less than 15 square feet in area, constructed of metal frames, glazed with plain glass, protected with wire screens in metal frames above and below, and provided with fixed open metal louvres on two sides, having an aggregate effective ventilating area of not less than twenty square feet. A fixed open ridge ventilator having not less than 144 sq. inches of effective ventilating area may be substituted for an equal portion of the required louvres; or

(b) An exterior window, not facing on the lot line, equal to the area required for a skylight, glazed with plain glass and provided with fixed open louvres having an effective ventilating area of not less than 7 square feet; or

(c) In a sprinklered stair or ramp enclosure, a metal framed automatic skylight not less than 10 square feet in area, glazed with plain glass protected over and under with wire screens in metal frames. Such automatic skylights to be counterbalanced, actuated by a fusible link designed to operate at not more than 180° F.

Rule 7.0. Storage of Combustible Material Within Factory Stairway Enclosures.

Rule 7.1. In all factory buildings no articles or wares of any nature shall be kept or stored inside the limits of any stairway enclosure or unenclosed stairway, or on the landings, platforms or passageways connected therewith. But this shall not prohibit the erection and maintenance of a stand to be built of incombustible material and wire glass or one-quarter inch thick plate glass for the retail sale of cigars, cigarettes and tobacco and candies in original packages or daily newspapers in the public hall or corridor on the first story of any building provided there is no open flame. All portions of the stand and any portion of any permitted accessory use, the same shall be set back at least 18 in. from the outside line of travel of the required legal width of exit. Each such stand shall be provided with at least one approved 2½ gallon chemical fire extinguisher.

Rule 8.0. Safe Egress from Roofs of Factory Buildings.

Rule 8.1. Interior stairs or ramps serving as required means of egress in factory buildings erected after October 1, 1913, not exceeding five stories in height and in factory buildings erected before October 1, 1913, and occupied as factories on

July 1, 1948, shall not be required to extend to the roof where there is no safe egress from the roof.

Rule 8.2. No safe egress shall be deemed to exist when:

a. The roof or the top of the parapet wall of an adjoining building is more than 8 feet below or more than five feet above the top of the parapet wall of the building in question and there is no outside party wall fire escape, party wall exterior screened stairway, party wall balconies or bridges, or where outside exits do not connect to adjoining buildings at roof level, or where there are no unbarred window openings 5 ft. above the roof or parapet wall of the building in question.

b. Where the roof of the building in question has a pitch exceeding 1 ft. in 6 ft. of horizontal.

Rule 8.3. Where there is no safe egress from the roof there shall be, within the stair or ramp enclosure, a double rung or flat tread iron or steel ladder, located so as not to interfere with egress and placed not nearer than 6 inches to the enclosure wall, securely fastened top and bottom, leading to an easily openable scuttle not less than 2 ft. by 3 ft. in area.

8.3.1. Such scuttle may be provided with an easily operated fastening device.

8.3.2. An existing single rung iron or steel ladder, previously accepted by the administrative official having jurisdiction, may be accepted as in compliance with Rule 8.3 provided it is made to comply with all other provisions of such Rule.

Rule 8.4. Where the stair bulkhead door or scuttle opens within 10 feet from the open edge of the roof, an iron railing properly placed at least 3 ft. high and at least 10 ft. long shall be provided at the edge of the roof.

Rule 9.0. Substandard Factory Exit.

Rule 9.1. Fire Escapes.

9.1.1. When, in addition to the required exits from any factory or factory building, there exist other means of egress which are not in accordance with the requirements of the Labor Law and these Rules, such means of egress may be retained under the following conditions:

9.1.2. Substandard fire escapes shall be maintained structurally safe, properly painted and with openings leading thereto kept in good repair.

9.1.3. In lieu of a counterbalanced stairway, a drop ladder in guides with a backdropped gravity hook may be provided of sufficient length to reach to the ground or safe landing place with a passageway opening cut in the balcony rail and the rail shall be properly placed.

9.1.4. Where substandard fire escapes are located in the court or at the side or rear of a building, proper egress to a point of safety shall be provided, either to open adjoining yard or the lowest balcony of the fire escape may be connected to adjoining fire escape, exterior stairway, to roof of adjoining extensions or other means of egress satisfactory to the Borough Superintendent.

9.1.5. Substandard fire escapes shall be kept clear of all obstructions and shall not be used for fire drills or considered as a basis for computation of occupancy.

PAID

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RULES

Rule 9.2. Stairways.

9.2.1. Interior stairways or ramps not conforming to the requirements of the Labor Law or the rules of the Board and not required for egress, may be retained, provided egress to same is maintained unobstructed, halls are properly lighted and all landings, passageways, etc. are maintained free and unobstructed.

9.2.2. Where such non-required interior stairways or ramps are unenclosed they shall be provided with an automatic counter-balanced smokeproofed trap door actuated by fusible links or enclosed by an enclosure which shall be reasonably smoketight to the satisfaction of the Borough Superintendent.

Rule 9.3. Exterior Screened Stairways.

9.3.1. Exterior screened stairways not serving as required means of egress shall be maintained structurally safe and kept properly painted. Exits thereto and all platforms and passageways thereof shall be maintained unobstructed and egress from their termination shall be provided as required for substandard fire escapes, in accordance with Rule 9.1.4.

Rule 9.4. Horizontal Bridges.

9.4.1. Horizontal bridges and party wall balconies between buildings shall be maintained structurally safe and properly painted and access thereto and all passages leading thereto shall be maintained unobstructed.

Rule 9.5. Signs.

9.5.1. No sign of any character shall be placed at openings leading to substandard exits.

Rule 10.0. Wherever the terms "one hour" or "two hours" are used in these Rules they shall be deemed to be preceded by the words "not less than."

Rule 11.0. If any provision of these Rules shall be held invalid or ineffective in whole or in part or inapplicable to any factory or factory building, or portion thereof, it is the purpose and intent of these Rules that all other provisions thereof shall nevertheless be separately and fully effective and that the application of any such provision to any other factory, factory building, or portion thereof shall not be affected.

AMENDMENTS TO BUILDING LAWS

JULY 1, 1952 TO DECEMBER 31, 1953

AMENDMENTS TO THE BUILDING LAWS OF THE CITY OF NEW YORK from July 1, 1952 to December 31, 1953 are now on sale at the OFFICE OF THE CITY RECORD, 2213 Municipal Building, Manhattan, New York 7. These amendments supplement the complete Building Laws to June 30, 1951 and the amendments from that date to June 30, 1952, both of which are also on sale.

These amendments to the Building Laws, from July 1, 1952 to December 31, 1953, are in loose leaf form printed on one side only the same as the original set of Building Laws and the amendments to June 30, 1952. They are available for each of the four volumes, arranged and marked so that each leaf may be inserted in its proper place opposite the page affected by the amendment.

The amendments to each of the four volumes are sold separately. Prices are: Volume III, 15 cents; Volumes I, II and IV, 35 cents each set. If ordered by mail, add 5 cents for each set.

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 5

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On January 20, 1955, Copy of Order of Certiorari was served on
the Board by Sydney S. Levine, attorney for Linden Operating Corp.,
owner, seeking a review of the Board's denial of their application
under Sections 7f, 7i and 7h of the Zoning Resolution, to permit in
a retail use district the erection and maintenance of a gasoline service
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191-02 to 191-08 Murdock Avenue, St. Albans, Borough of Queens.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

DOCKET

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23-54-SA—Hydraulic Elevator and Machine Co., Inc. Automatic Leveling and Anti-creeping Devices (for hydraulic elevators), manufactured by Hydraulic Elevator and Machine Co., Inc., Appliance.

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26-55-SA—Auto-Magic Car Washer, Model CW400, manufactured by Choldun Manufacturing Corp., Appliance.

27-55-SM—Benda Flamepruf (for flameproofing fabrics), manufactured by Benda Products, Inc., Material.

28-55-A—F.D.—87-105 Heyward street, north side, 100 ft. east of Bedford avenue and 128 Rutledge street, Block 2225, Lot 10, Borough of Brooklyn, Decision re Order No. 1341-4—re refrigeration system.

29-55-A—F.D.—1190 5th avenue, southeast corner of East 100th street, Block 1604, and Block 1606, part of Lot 1, Borough of Manhattan, Decision re Order No. 6488-4—re refrigeration systems.

30-55-BZ—H.B.B.—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn, Alt. 2236-54—re area excessive for manufacturing use.

31-55-A—H.B.B. & F.D.—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison

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32-55-BZ—H.B.B.—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn, N.B. 919-54—re gasoline service station, lubritorium, car washing, parking and storage, etc.

33-55-A—H.B.B.—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn, N.B. 919-54—re pumps, curb cut.

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Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
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Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application October 21, 1953—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car-port without the required set back and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings; then to February 1, 1955, for inspection and decision; hearing previously closed.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for applicant to report to the Board as to possibility of rebuilding the entire station; hearing previously closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

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PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; hearing previously closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, at 10 A.M. for applicant to report to the Board as to zoning change.

797-54-BZ

APPLICANT—Ginsberg and Broady, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from five car garage and parking of more than five cars to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for inspection and decision without further argument; hearing closed.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

Laid over from January 11, 1955, to February 1, 1955, for decision by the Board, no further argument; hearing closed.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

Laid over from January 11, 1955, to February 1, 1955, for decision by the Board, no further argument; hearing closed.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

Laid over from January 18, 1955, to February 1, 1955, applicant to furnish an additional objection as to tanks.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed; then to February 1, 1955, applicant to file revised plans.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application reopened January 4, 1955 for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition on sections 7c and 7i of the zoning resolution, permitting in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubritorium, motor vehicle repairs, storage and sale of accessories and office, and permitting a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue, Block 10689, Lot 1, Queens Village, Borough of Queens.

CALENDAR

747-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for John Exeter Realty Corp., owner.

SUBJECT—Application reopened January 4, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, permitting in a business use district, the proposed extension of an existing building used as a poultry market and slaughtering of poultry (previously granted an extension by the Board); the proposed extension to be for mercantile use, the poultry market not to be extended except for loading and unloading at the rear and for the proposed plucking room.

PREMISES AFFECTED—6224 17th avenue and 1685-1693 63rd street, northwest corner, Block 5531, Lot 48, Borough of Brooklyn.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

133-54-BZ

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 450.96 ft. and 432.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

134-54-A

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 432.96 ft. and 450.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

210-54-BZ

APPLICANT—Harry A. Yarish, for Nick Tortorello, owner.

SUBJECT—Application March 17, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the maintenance of existing extension using more than the area permitted.

PREMISES AFFECTED—227 Smith street, east side, 25 ft. south of Butler street, Block 409, Lot 8, Borough of Brooklyn.

513-54-BZ

APPLICANT—Burke, Green and Groh, for Giovanni and Maria Cirilli, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of existant one family dwelling nearer to street line than is permitted (southwest corner of building).

PREMISES AFFECTED—118-77 Francis Lewis boulevard, northeast corner of 119th avenue, Block 12754, Lot 44, St. Albans, Borough of Queens.

645-54-BZ

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).

SUBJECT—Application August 10, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a business use district a loading berth without the required width, and without the required width of entrance and curb cut.

PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

646-54-A

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).

SUBJECT—Application August 10, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use district the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

929-54-BZ

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under section 7e of the zoning

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resolution, to permit in a residence use district, the use of an existing building as administrative offices by the National Municipal League.
 PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

930-54-A

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.
 SUBJECT—Application December 6, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

818-54-SM

APPLICANT—General Gas Light Company, owner.
 SUBJECT—Application October 28, 1954—Humphrey Radiantfire Circulators (gas fired), Models 20HV, 40HV and 60HV, approval of.

458-54-SM

APPLICANT—William A. Lacerenza, for Brownsville Cast and Cut Stone Company, owner.
 SUBJECT—Application May 24, 1954—Brownsville Cast and Cut Stone Company, Cast Stone Steps, approval of.

582-53-SA

APPLICANT—The Trane Company, owner.
 SUBJECT—Application July 27, 1953—Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230, approval of.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Company, owner.
 SUBJECT—Application for consideration—reopening as to amendment to resolution to include additional model of boiler burner unit—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

229-38-SM

APPLICANT—The Ruberoid Company, owner.
 SUBJECT—Application for consideration—reopening and amendment to resolution as to change of ownership—re Ebsary Plasterboard and Lath—Plain or Perforated $\frac{3}{8}$ inch thick; previously approved.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.
 SUBJECT—Application May 4, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—895 Ocean parkway and 615 Avenue I, northeast corner, Block 6509, Lot 48, Borough of Brooklyn.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
 SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.
 SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.
 SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.
 PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.
 SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.
 PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. West of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

491-43-S—Vol. II

APPLICANT—Irving Adelson, for Veg Packaging Corp., owner.
 SUBJECT—Application reopened June 8, 1954 as Vol II—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.
 SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.
 SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

454-54-A

APPLICANT—John F. Fitzsimons, for Stephen Cea, owner.
 SUBJECT—Application June 7, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—90-82 198th street, west side, 65 ft. north of Jamaica avenue, Block 10466, Lot 78, Hollis, Borough of Queens.

966-54-A

APPLICANT—Charles Abrahams, for The Queensboro Corp., owner.
 SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—37-06 82nd street and 81-20 37th avenue, southwest corner, Block 1292, Lot 6, Jackson Heights, Borough of Queens.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees u/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

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SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).

SUBJECT—Application June 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corp., owner.

SUBJECT—Application reopened November 23, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22, Borough of Manhattan.

10-55-A

APPLICANT—Reuben Rappaport, for All States Holding Corp., (Parsons School of Design, lessee).

SUBJECT—Application January 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—410-416 East 54th street, south side, 194 ft. east of 1st avenue and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 8, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; applicant to file revised plans.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision; applicant to file new decision of the Borough Superintendent; hearing closed.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

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SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car

garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application August 2, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

842-54-BZ

APPLICANT—Goldwater and Flynn, for Newex Corp., owner (20 Broad Street Corp., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 19A9j and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a structure to be used as an office building and stores, without the required loading berth.

PREMISES AFFECTED—20-26 Broad street and 65 Exchange place, north side, from Broad street to New street and 18-28 New street, Block 23, part of Lot 19, Borough of Manhattan.

855-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Annie Seiden and 242 Madison Street Corp., owners.

SUBJECT—Application November 10, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—30-36 Pitt street, east side, 112 ft. 9½ in. north of Broome street, Block 337, Lots 7, 8 and 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

FEBRUARY 8, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 8, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

484-54-A

APPLICANT—L. B. Santangelo, For Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).

SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Borough of Manhattan.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

382-43-A—Vol. V

APPLICANT—Henry G. Harris, for Caton Nursing Home, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. V—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

348-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway (2nd floor); Block 286, Lot 60, Borough of Manhattan.

11-55-A

APPLICANT—Ervin Palmer, for C.E.G. Realty Corp., owner.

SUBJECT—Application January 10, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of yard.

PREMISES AFFECTED—24 East 73rd street, south side, 79 ft. west of Madison avenue, Block 1387, Lot 59, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning February 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of objector; no further requests for adjournment; then

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed; applicant to submit more complete plans of proposed use.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of attorney for objectors; no further requests for adjournment; then to February 15, 1955, for inspection and decision; hearing closed.

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion, and to change its use to high speed auto laundry, and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision without further argument; hearing closed.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a

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local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

Laid over from January 25, 1955, to February 15, 1955; applicant to notify affected property owners by regular mail.

321-49-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the extension use and area of existing gasoline service station, to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

50-54-BZ

APPLICANT—Ferdinand Savignano, for Vito Martino, owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a zoning resolution, to permit in a business use, C area district the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—6621—18th avenue, east side, 20 ft. north of 67th street, Block 5561, Lot 2, Borough of Brooklyn.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

487-54-BZ

APPLICANT—LeRoy Holman, for Gloria and LeRoy Holman, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a one family dwelling, nearer to the street line than is permitted.

PREMISES AFFECTED—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

687-54-BZ

APPLICANT—Charles M. Spindler, for Louis and Kathleen Pillari, owners.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconversion of building from a factory, office, and laboratory to storage garage for more than five motor vehicles and offices.

PREMISES AFFECTED—11-06 to 11-08 30th avenue, and 9-40 Main avenue (street), southwest corner, Block 507, Lot 31, Astoria, Borough of Queens.

747-54-BZ

APPLICANT—George H. Colin, for George H. Van Siclen, owner.

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a business building (stores), without the required set backs from both streets and using more than the area permitted; and to permit the accessory parking of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

748-54-A

APPLICANT—George H. Colin, for George H. Van Siclen, owner.

SUBJECT—Application October 1, 1954—filed pursuant to section 35, General City Law re erection of premises partly in bed of mapped street proposed widening of Little Neck parkway and a decision of the borough superintendent.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district

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the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1955, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.

SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

246-51-A

APPLICANT—Harry and Gabriel Dietz, doing business as Dietz Rayon Waste and Textile Co., lessee for Maeg Realty Corp., owner.

SUBJECT—Application April 3, 1951—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—7-9 Bond street, south side, 75 ft. west of Lafayette street, street floor, basement and sub-basement; Block 529, Lots 13 and 14, Borough of Manhattan.

126-52-A

APPLICANT—Windsor Oaks Corporation, owner.

SUBJECT—Application February 2, 1952—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—217-08 to 217-26 and 220-22 to 220-28 73rd avenue, 74-23 to 74-45 220th street, 73-76 to 73-06 and 75-08 to 75-34 Springfield boulevard, 219-12 to 219-18 and 219-33 to 219-55 74th avenue, 219-16 to 219-38 and 219-80 to 219-96 75th avenue, Block 7742, Lot 3; Block 7754, Lot 3; Block 7755, Lot 3 and Block 7739, Lot 3, Bayside, Borough of Queens.

905-54-A

APPLICANT—William J. Taylor, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3-13 West 136th street, north side, 234 ft. 6 in. west of 5th avenue, Block 1734, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 23, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 23, 1955, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for inspection and decision; hearing previously closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and

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office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted. PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection by the Board and decision; hearing previously closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; hearing previously closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection and decision; hearing previously closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed; then to January 25, 1955, for applicant to file revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of

the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions; then to January 18, 1955, for applicant to file revised plans as to grade conditions; hearing previously closed; then to January 25, 1955, for consideration of revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northwest corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from January 18, 1955, to January 25, 1955, at request of objector; applicant concurring; then to February 23, 1955, for inspection and decision without further argument; hearing closed.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office. PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, hearing closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed.

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788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brook-boro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, hearing closed.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A

of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326, Lot 21, St. Albans, Borough of Queens.

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the crection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 Ncw Utrecht avenue and 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

414-54-BZ

APPLICANT—Schrack and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265.22 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087 2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

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717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

FEBRUARY 23, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 23, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.

SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45, Borough of Manhattan.

848-53-SM

APPLICANT—Sanford Brick and Tile Company, Inc., owner (Limestone Products Corp., agent).

SUBJECT—Application November 30, 1953—Sanford Brick and Tile Company, Inc., Face Brick Shade Nos. 1, 60, approval of.

793-54-SM

APPLICANT—Cordo Chemical Corporation, owner.

SUBJECT—Application October 14, 1954—Cordoglas (draperies, black-out curtains), approval of.

371-53-SM—Vol. II

APPLICANT—W. L. Gates, for The Celotex Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re amendment of resolution—re Acoustical-Line "Heavy-Duty" Metal Suspension Ceiling.

408-54-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application May 20, 1954—USG Corrutone Acoustical System (acoustical treatment), approval of.

617-54-SA

APPLICANT—Bradley T. Sheridian, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

616-54-SA

APPLICANT—Warren Connolly Co., Inc., agent for Norge Division of Borg-Warner Corporation, owner.

SUBJECT—Application June 22, 1954—Norge Automatic and Norge Semi-Automatic Washers, Models AW-405, AW-410, AW-422, AW-425, AW-450 and AW420, approval of.

501-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.

SUBJECT—Application June 7, 1954—Ross Fuel Oil Pre-heaters, Type EF, approval of.

589-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.

SUBJECT—Application July 6, 1954—Ross Fuel Oil Pre-heaters (U-tube type), Model EU, approval of.

750-38-SA

APPLICANT—Crane Company, owner.

SUBJECT—Application for consideration—reopening as for amendment to resolution to include additional model number vacuum breaker—re C-7830 Vacuum Breakers for supply fixtures, sizes ⅜, ½, ¾, 1, 1¼, 1½, 2 and 3 inches; previously approved.

HARRIS H. MURDOCK, *Chairman.*

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 1, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarelo, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

Laid over from January 18, 1955, to March 1, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MARCH 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 1, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 8, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matter:

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed; then laid over from January 25, 1955, to March 8, 1955, at request of the applicant.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 15, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 25, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 11, 1955, were

approved as printed in the Bulletin of January 18, 1955, Vol. 40, No. 3.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alberico Pompa.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision, hearing closed.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district, the further extension in use and area of existing auto laundry and gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Raeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus, Leon Terk and Murray Rosenstock.

For Opposition: Jacob S. Schulman, Irving Lew, Steve Toufexis, Gertrude Hassberg, Ernest Hassberg, Ernest Proglino, Henry Heinzmann, Karoline Heinzmann, Wacław Breezinski, Simone Sauvageau, Theresa Tesnik, Mary Kalcich, Rose Romeo, Leo J. Sauvageau and Norbert Alexander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—Application (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street (Block 7276, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Abraham Engel, Edward Hoffman for Park Dep't and Julia Heckman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for further inspection and decision; hearing previously closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for further inspection and decision; hearing previously closed.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

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PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard (Block 5198, Lot 39), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Eugene Miller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 10 A. M., at request of the applicant.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard (Block 4486, Lot 1 (formerly lots 1 and 4)), Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton, C. Sanicola and Harry Bram.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 10 A. M., applicant to file revised plans.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad Freeway (Block 572, Lot 13), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: F. J. Wasselle and Rita Brue.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A. M., applicant to notify affected property owners by regular mail.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Moritz Simon, Louis M. Block and Beatrice L. Goldman.

For Opposition: Nellie Russo, Mrs. J. Nelson, Helen I. Price, Lillian A. Grace, Jerry Rea, A. L. Meyer, C. J. Johnson, Joseph Matteo and William R. Grace, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision; hearing closed.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Moritz Simon, Louis M. Block and Beatrice L. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision; hearing closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—(decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of twenty-one years, the erection and maintenance of more than one building on a lot, of a supermarket and a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street, and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Frank De Carlo, Anthony Cardinale, Marie Minetti and Charles D'Amato.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision; hearing previously closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—(decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: George Bergen.

For Opposition: George A. Burkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M. for further inspection by the Board and decision; hearing previously closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of

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the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Mabel Erickson and M. Ryan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; hearing previously closed.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ferdinand Savignano and Attilio Lembo.

For Opposition: Lucy Napoli, Theresa Verdone and Josephine De Biase.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision, hearing closed.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ferdinand Savignano and Attilio Lembo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision; hearing closed.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner, (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—(decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ivan Pinsker.

For Opposition: James A. Rizzuto.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for inspection and decision; hearing closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: George Bergen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M. for further inspection and decision; hearing previously closed.

418-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co. Inc., owner.

SUBJECT—Application July 23, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the extension and reconstruction of existing gasoline service station, to include car wash, lubritorium, motor vehicle repairs, store and brake service and office; and to permit the parking and storage of motor vehicles, with curb cuts and signs nearer the residence use than is permitted.

PREMISES AFFECTED—115-58 to 115-74 (115-62 official) Sutphin boulevard and 149-01 116th avenue, northwest corner and 115-45 to 115-49 149th street, Block 11994, Lots 21 and 24, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Warren E. Gardner, Mary Dicolisci, Giuseppe Solerno, Irene Jackson, Mattie Kelly, Ben Gold, William Kowatczyk, Julia Zienda and Rose Kraemer.

For Administration: Samuel L. Becker, Dept of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. **THE VOTE—**

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider extension of area and use; and

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision; applicant to file revised plans; no further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Sutphin boulevard and 116th avenue are in a business use, D area, class 1 height district; 149th street is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 22, 1954 acting on Alt. Applic. 1140-54, reads:

"1. The extension of an existing gasoline service station and a change of use from gasoline service station, batteries, office, tire store, greasing service, auto laundry,

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tire and brake service, to gasoline service station, lubricatorium, minor auto repairs, car washing, store, utility room, brake service and parking and storage of motor vehicles in a business use district is contrary to Art. II, Sec. 4 of the Zoning Resolution.

2. The erection of business entrances (curb cuts) in a business use district less than 75 feet from an abutting residence use district is contrary to Art. II Sec. 7A of the Zoning Resolution.

3. The erection of business signs in a business use district less than 75 feet from an abutting residence use district is contrary to Art. II, Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 201.55 ft. and 180 ft. frontage by 97.82 ft. in depth, irregular; that the premises are presently developed with a gasoline service station consisting of four 550-gallon gas tanks, three dispensing pumps, a one-story building of class 3 construction, used for office, tire and battery store, having a frontage of 20 ft. and a depth of 24 ft., and a one story building of class 3 construction used for auto laundry, tire and brake service, having a frontage of 30 ft. and a depth of 69 ft. 10½ in.; that there are two open grease pits on the premises; that the gas station, having a frontage of 156.76 ft. on Sutphin boulevard, was erected under N.B. 3001 of 1929, after a denial by the Board but permitted by the Court under order dated May 7, 1930 issued by Justice Faber in the Supreme Court and printed in the New York Law Journal on April 13, 1930 and April 23, 1930; that certificate of occupancy No. 44684 was issued October 8, 1930 for gasoline station, batteries, office, tire store and greasing service; that the auto laundry was erected under N.B. 5058 of 1930 on a plot having a frontage of 44.79 ft. on Sutphin boulevard; that certificate of occupancy No. 44986 was issued November 21, 1930 for use of this building as auto laundry, tires and brake service; and

WHEREAS, the applicant states that it is proposed to extend the gasoline station use to the entire plot having a frontage of 201.55 ft. on Sutphin boulevard; that it is proposed to maintain the four present 550 gallon gas tanks and add six additional 550 gallon gas tanks; that the present dispensing pumps are to be removed and four new approved dispensing pumps are to be installed 10 ft. back of the Sutphin boulevard building line; that the present 20 ft. by 24 ft. office and store building is to be removed and the present 30 ft. by 69 ft. 10½ in. building at the northerly end of the lot is to be altered; that the use of the auto laundry is to be removed and the building used as an accessory building with the conjunctive uses of car wash, minor auto repairs, lubricatorium, utility room, store and brake service; that part of the site will be used for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that inasmuch as the present gas station is a legal use and as the extended gas station will replace the legal non-conforming use of auto laundry, the block will not be affected; that the proposed rehabilitation will be of benefit to the community in that the attendant traffic to an auto laundry will be removed, greater pedestrian protection will be secured by setting the pumps 10 ft. back of the building line and only three curb cuts on Sutphin boulevard are proposed in place of the present four curb cuts; that the present entrance to the accessory building, less than 75 ft. from the abutting residence zone on 149th street, was in existence since the erection of the building in 1930 and before section 7A was incorporated into the zoning ordinance; that no curb cuts were installed because the city never installed curbs in 149th street; that the removal of the present auto laundry and the use of the building as proposed will have less effect on the residential aspect of 149th street; that the sign on the building facing 149th street will only replace a present sign; that the continuous use of the present gas station since its inception in 1929 shows its need to the community and its enlargement and rehabilitation will allow it to render an even greater

service to the community; that the removal of the present open grease pits and the alteration of the building and the gas station and pumps as proposed will enhance the appearance of the site; and

WHEREAS, the applicant states that the present owner has held title to the property since June 26, 1934; that the assessed valuation of land is \$14,000 and of the building \$8,000 making a total of \$22,000; that the building was erected 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e to permit the reconstruction and rearrangement and extension of a lawfully existing service station substantially as proposed and as indicated on plans filed with this application marked, "Received, July 23, 1954" (7 sheets) and as amended by revised plans marked, "Received, January 17, 1955" (7 sheets), *on condition* that all buildings and uses shall be removed except building to be retained and the premises shall be rearranged and constructed as indicated on such revised plans; that the accessory building shall be located where proposed and shall be of the arrangement as indicated on such plans and in all other respects shall comply with the requirements of the Building Code; that there shall be no cellar under such building; that there shall be no windows opening in the rear of such building to the adjoining premises; that from such building along the rear lot line to each street there shall be erected and maintained a masonry wall not less than five feet six inches in height which may be reduced to a height of four feet six inches within five feet of the building line; that the number of gasoline storage tanks shall be limited to ten 550 gallon approved tanks; that the pumps shall be of an approved low type and erected not nearer than fifteen feet to the street building line of Sutphin boulevard; that curb cuts shall be restricted to three curb cuts each approximately thirty feet in width to Sutphin boulevard and two curb cuts to 149th street, each thirty feet in width; that the sidewalks and curbing on both streets shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs, but permitting the erection within the building line near the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not more than four feet; that the balance of the premises shall be paved with concrete or asphaltic pavement; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the greasing and washing equipment, if lifts are used, shall be of the hydraulic type; that there shall be no open pits within the accessory building; that the existing greasing pits shall be removed; that there shall be no doors opening to the accessory building from 149th street; that under Section 7i there may be repairs maintained entirely within the accessory building; that under Section 7A the curb cuts, as above permitted, may be approved; and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

79-30-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Guyal Realty Corp., owner.

SUBJECT—Application July 27, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in the business use district

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portion of a plot, for a term of ten years, the erection and maintenance of a gasoline selling station, lubritorium, motor vehicle repairs and office, and to permit the parking of motor vehicles on vacant portion.

PREMISES AFFECTED—2270-2280 East 14th street and 1313-1323 Gravesend Neck road, northwest corner, Block 7374, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: J. Sidney Levine and Josephine Dicolo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954, subject to regular procedure; and

WHEREAS, a similar application was previously denied under section 21 on May 6, 1930 and the new proposal is under sections 7f and 7h of the zoning resolution; and

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 14th street are in residence and business use, D area, class 1 height districts; Gravesend Neck road is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 14, 1954 acting on N. B. Applic. 867-54 and superseded by N. B. Applic. 867-54 dated October 13, 1954, reads:

"1. The proposed construction of a gas selling station with auto repairs, office, lubritorium and parking of pleasure cars in vacant space in a business use district is contrary to the Zoning Res. Art. II Sect. 4(a) (29) & (46)."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 ft. 1½ in, frontage by 123 ft. in depth, irregular, presently vacant; that it is proposed to erect a building, one story in height, and to measure 40 ft. by 30 ft. in area, to be used as a gas selling station, lubritorium, minor repairs and for the parking of more than five pleasure cars upon the unbuilt portion of plot; that it is also proposed to construct a 3 ft. high brick wall and a 3 ft. high ornamental iron fence on top to separate the residential from the business portion of lot, so that only the business portion of lot will be used for the purpose requested in this application; that the proposed gas station will be equipped with six 550 gallon gasoline tanks and three dispensing pumps located on concrete islands, set back at least 10 ft. from the building line; that it is also proposed to construct two drop curbs with splays on Gravesend Neck road and one on East 14th street; that the proposed building will be constructed of masonry faced with face brick and will be of modern design; and

WHEREAS, the applicant contends that Gravesend Neck road is located in a business use district with stores of a local business nature, many of which have been vacant for a long time, and to build any additional stores at this time would be economically unsound; that the neighborhood will be better served by the erection of the proposed gas station because of the fact that there are none for more than a radius of 500 ft.; that the owner is paying taxes on the assessed valuation of \$8,500, with no source of income; that the owner will comply with all rules and regulations of departments having jurisdiction as well as any other precautions which the Board may deem necessary; and

WHEREAS, the applicant states that the present owner has held title to the property since June 24, 1953 and that the assessed valuation of land is \$8,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions f, i and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 867-54 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

164-37-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for Herman Flyer, owner.

SUBJECT—Application September 1, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district two additional curb cuts on East 98th street on existing gasoline service station (previously granted by the Board for a term of years—expires 1961).

PREMISES AFFECTED—9716-9726 Church avenue and 494-542 East 98th street, southwest corner, Block 4718, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on September 28, 1954 subject to regular procedure, waiving all requirements except revised plans and a new decision of the borough superintendent and to permit legal publication in the Bulletin and also notice by regular mail to persons in the area who filed objections under Vol. III; and

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Church avenue and East 98th street are in business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 30, 1954 acting on B.N. Applic. 1326-54, reads:

"1. The installation of curb cuts on E. 98th St. is contrary to previous Board grant Cal. 164-37-BZ, Vol. III."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100 ft. in depth, on which is located a gasoline service station with an accessory building 63 ft. by 34 ft., one story in height, of class 3 construction; that it is proposed to install two 30 ft. curb cuts on East 98th street frontage; and

WHEREAS, the applicant states that the present owner has held title to the property since January 1948 and that the assessed valuation of land is \$42,300.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 13, 1951, by adding thereto:

"that in the event the owner desires two additional curb cuts to East 98th street, as now proposed and as indicated on plans filed with this application, as amended, marked, 'Received, September 1, 1954' (2 sheets), and 'Received, December 6, 1954' (2 sheets), such additional curb cuts may be permitted *on condition* that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within six months of the date of this amended resolution."

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624-39-BZ—Vol. V

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application May 25, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the extension to accessory building and the addition of motor vehicle repairs and the parking of motor vehicles waiting to be serviced on existing gasoline service station (previously granted by the Board, a gasoline service station for a term of ten years—expires July 23, 1956—formerly denied by the Board).

PREMISES AFFECTED—178-02 to 178-08 Union turnpike, southwest corner of Surrey lane, Block 7227, Lot 29, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. V on June 15, 1954 subject to regular procedure, to consider extension of building; and

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Union turnpike are in a retail use, D area, class 1 height district; Surrey lane is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 4, 1954 acting on Alt. Applic. 1205-54, reads:

"1. Extension of an existing gasoline service station, lubritorium and auto laundry by increasing area of accessory building and the additional uses of minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service in a retail use district is contrary to Art. II Sec. 4A of the Zoning Resolution.

2. Proposed extension of accessory bldg. and addtl. uses of minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service are contrary to B.S.A. Cal. 624-39-BZ and should be referred to the Board for further action."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.43 ft. frontage by 100 ft. in depth, irregular, on which is located a gasoline service station with an accessory building 60 ft. 1 in. by 30 ft., one story in height, of class 3 construction, used as a lubritorium, car wash and office; and

WHEREAS, the applicant requests an amendment of the resolution adopted July 23, 1946 permitting a variance for a stated term of 10 years, expiring July 23, 1956, so that the term of the variance will be for a period of 15 years; and

WHEREAS, the applicant states that it is proposed to extend the building 26 ft. 6 in. on front by 30 ft. in depth, one story in height, of class 3 construction and to add motor vehicle repairs and the parking of motor vehicles awaiting repairs; that the premises are located in a retail use D area and 1 times height district; that the application does not contravene sections 7A and 21A; that zoning maps show Union turnpike for a depth of 100 ft. was zoned for business use, E area and 1 times height in 1916; that re-zoning in use from business to retail was effective on July 24, 1947 and the area was changed from E to D on May 27, 1953; and

WHEREAS, the applicant contends that Esso purchased this property on October 10, 1946; that the request for the extension in the term of the variance as well as the enlargement

of the accessory building for a period of 15 years from the date of the amended action is deemed necessary inasmuch as the construction work for the new gas station as permitted by resolution adopted July 23, 1946, was not completed until the early part of 1949 and certificate of occupancy was not issued until after April 5, 1949; that this was due to Federal restrictions on vital material; that hence the original 10 year permit expiring July 23, 1956 permits only about 7 years for this huge amortization; that the proposed work consists of the 26 ft. by 30 ft. extension to the present accessory building for use as a lubritorium and minor repairing; that the design and layout will be similar to the present building, also a new pediment or cornice over the office section of the present building; that the minor repairing under section 7i and the parking of vehicles awaiting service is necessary in modern service stations; and

WHEREAS, the applicant states that the present owner has held title to the property since October 10, 1946; that the assessed valuation of land is \$55,000 and of the building \$20,000 making a total of \$75,000; that the building was erected 1949.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 23, 1946, and thereafter amended by resolutions adopted March 11, 1947, and thereafter through September 21, 1948, by adding thereto:

'that in the event the owner desires to extend the accessory building substantially as proposed and as indicated on plans filed with this application marked, 'Received, November 2, 1954,' (4 sheets), such extension may be permitted for the uses as shown, and of a design as shown, continuing the design of the present accessory building, on condition that there shall be no cellar under such extension and the extension shall in all other respects conform to the requirements of the Building Code; that under Section 7i there may be minor repairing with hand tools only for adjustments maintained solely within the accessory building; that the term of this variance is extended for a term of 15 years from the date of this amended resolution; that the requirements of the resolutions above cited shall be complied with where not inconsistent with this amended resolution and that this resolution affirms the prior action as applying to the rezoning of the premises as to use and area in 1947 to retail and in 1953 as to area; that all permits shall be obtained and a new Certificate of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

68-40-BZ—Vol. II

APPLICANT—Noah N. Sherman, for 81 East 116th Realty Corporation, owner.

SUBJECT—Application July 29, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium and to permit the parking of more than five motor vehicles and the sale of used motor vehicles.

PREMISES AFFECTED—75-85 East 116th street, north side, 110 ft. east of Madison avenue, Block 1622, Lots 25, 27, 28 and 127, Borough of Manhattan.

APPEARANCES—

For Applicant: Noah N. Sherman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider new proposal; and

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WHEREAS, a public hearing was held on this application on January 4, 1955 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision without further argument—hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1½ height district; East 116th street is in retail and business use, B area, class 1½ height districts; Madison avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 12, 1954 acting on N.B. Applic. 57-54, reads:

"1. A gasoline station, lubritorium, parking lot for more than 5 motor vehicles, sale of second hand motor vehicles, located in a business use district is contrary to Art. II, P. 4, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 100.11 ft. in depth, on which is located a parking lot for more than five motor vehicles and for the sale of used motor vehicles, for which certificate of occupancy No. 41997-53 has been filed; that the use district of East 116th street between Park and Madison avenues has not been changed from the original business use since adoption of the zoning resolution; that in the last 14 to 20 years there has not been any material improvement in this section either in the residential or business type building or new construction of same; that in 1940 lot 25 was vacant and no tenant could be induced to use the property for a conforming use and the property was first put to a conforming use in 1953; that it is proposed to erect on the front portion of the existing lot area, a modern gas station and lubritorium consisting of six 550-gallon storage tanks and three dispensing pumps; that the proposed building will be of class 3 construction with a frontage of 44 ft. and depth of 27 ft. 8 in., one story in height, containing uses of lubritorium, office and storage; that the balance of the lot will be continued for use of parking lot for more than 5 motor vehicles and sales of second hand motor vehicles; and

WHEREAS, the applicant contends that East 116th street is a two way main auto lane from Morningside Park to the East River drive and is heavily travelled; that this proposed gas station is a required service in conjunction with the existing use of the parking lot as there are no other like uses within the affected area; that the present use of the property as parking lot for more than five motor vehicles and sales of second hand motor vehicles does not return sufficient revenue; that this site and block has deteriorated to the extent where it cannot support a conforming use that would cover all expenses and still show a profit; and

WHEREAS, the applicant states that the present owner has held title to Lots 27, 28 and 127 since October 2, 1950 and to lot 25 since February 18, 1953 and that the assessed valuation of land is \$41,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which has taken into account the fact an application was previously denied for a smaller sized plot and recommended that in view of the larger plot and the fact that the present uses on the premises have been permitted by the Department of Housing and Buildings, that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen (15) years, to permit the plot to be maintained as a gasoline service station with accessory uses, substantially as proposed and as indicated on plans filed with this application marked "Received July 29, 1954" (5 sheets); that all buildings and uses on the premises shall be removed and

the premises arranged, constructed and maintained substantially as proposed; that there shall be no cellar under the accessory building; that such building shall in all other respects comply with the requirements of the Building Code; that there shall be erected on the side and rear lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type with no openings therein to a height of five feet six inches; that curb cuts shall be restricted to two located substantially where shown, each not over 20 feet in width; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that such curb cuts may temporarily be in the present curb but shall be removed upon the widening of East 116th street and reinstated at the new curb location; that the number of gasoline storage tanks shall be limited to ten 550 gallon approved tanks; that pumps shall be of an approved low type erected not nearer than 15 feet to the street building line; that the balance of the premises shall be paved with concrete or asphaltic paving; that under section 7h for a similar term there may be parking of motor vehicles limited to those of the pleasure type on vacant portion of plot; that suitable bumpers shall be maintained against the walls and fences on the side and rear lot lines for protection thereof; that there shall be no sales of motor vehicles; that such portable fire-fighting appliances shall be maintained and installed as the fire commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps' excluding all roof signs and temporary signs, but permitting the erection within the building line of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend not more than 4 feet beyond the building line; that such post standard shall be not nearer than 15 feet to the buildings on adjoining lot to the east; that the facade of the accessory building shall be face brick on the front and east side and with stucco on the west side and rear; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

332-46-BZ

APPLICANT—Kenneth W. Milnes, for Harry J. and Gilbert S. Brown, owners.

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the commissioner of Marine and Aviation) previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the installation of a 1500 gallon gasoline storage tank and discharge pump.

PREMISES AFFECTED—142 Mansion avenue, southeast corner of McKee avenue, Block 5202, Lot 5, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Resolution amended and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, on July 16, 1946 this application was granted by the Board on certain conditions, under section 7f of the zoning resolution, to permit in a business use district, for a term of five years, the installation of a 1500 gallon gasoline storage tank to be located on the upland, with one gasoline pump at the end of dock, with sale of gasoline solely for boats; and

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WHEREAS, on January 21, 1947 the application was reopened and time extended to obtain permits and complete the work; and

WHEREAS, on June 8, 1954 the Board denied request for reopening as to an additional 1500 gasoline storage tank; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which had expired by time limitation; and

WHEREAS, this application was reopened on December 7, 1954 and set for hearing on January 18, 1955 at 10 A. M. subject to regular procedure, waiving all requirements except new decision of the borough superintendent which has not been obtained and filed and two publications in the Bulletin, the variance having expired January 16, 1951; and

WHEREAS, a public hearing was held on this application on January 18, 1955 after due notice by publication in the Bulletin; laid over to January 25, 1955, for the preparation of digest; applicant to be notified.

WHEREAS, the decision of the Department of Marine and Aviation, dated January 4, 1955, reads:

"Please be advised that your application of April 19, 1954 for permission to install an additional 1500-gal. gasoline tank to existing gasoline service station, at 142 Mansion Avenue, Great Kills, Borough of Richmond, is denied for the following reasons:

The above location is zoned as a business district and the installation of the tank is not permitted under Art. 2, Paragraph 4, Div. 46 of the Zoning Resolution of the City of New York.

The installation of an additional 1500-gal. gasoline storage tank in a non-conforming gasoline service station, for which a variance was granted by the Board of Standards and Appeals under Cal. No. 332-46-BZ for a period of 5 years and which has expired, is not permitted."

and

WHEREAS, the applicant requests that the Board consider and amend the resolution, to permit the additional installation of three 550-gallon gasoline storage tanks; that the request to install a 1500-gallon gas tank was denied and the owners have therefore abandoned the idea of installing any gasoline tank larger than 550-gallon capacity; and

WHEREAS, there is no appeal provided for by law from a decision of the Commissioner of the Department of Marine and Aviation; that the Board is entertaining this application under its original jurisdiction as empowered by the State Legislature.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 16, 1946 and under the original powers of the Board as granted by the Legislature, to *amend* by adding the following:

"that in the event the owner desires to install three additional tanks, such tanks may be permitted, provided they are approved 550 gallon gasoline storage tanks, installed adjacent to the existing tank on the upland of the premises; and that the term for such tanks and the tank originally permitted under resolution adopted by the Board on July 16, 1946, may be continued for an additional term of fifteen years from the date of this amended resolution; and that in all other respects the resolution above cited shall be complied with."

1067-47-BZ—Vol. II

APPLICANT—Irving Margon, for New York Lerner Co. Inc., owner.

SUBJECT—Application October 21, 1953 (decision of the borough superintendent), under sections 7c, 19-A(j) and 21 of the zoning resolution, to permit in a residence and business use, C area district, the demolition of frame buildings and the upper floors of loft building fronting on 53rd street, and the alteration and extension of existing buildings fronting on 5th avenue, using more than the area

permitted and without the required rear yard and without the required loading berth.

PREMISES AFFECTED—5308-5310 5th avenue, north side, 25 ft. west of 53rd street and 466-472 53rd street, west side, 100 ft. north of 5th avenue, Block 815, Lots 35 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Margon.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 10, 1953 subject to regular procedure, to consider excessive area; and

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 53rd street are in residence and business use, C area, class 1¼ height districts; 5th avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1954 acting on Alt. Applic. 4013-52, reads:

"4. Proposed structure, partly in a 'Business' use zone and partly in a 'Residence' use zone to be used for store and storage is in violation of Article II, P. 3 of the Zoning Resolution.

5. Proposed extension in excess of 60% of the surplus area of lot is contrary to Article IV, P. 13b of the Zoning Resolution.

6. Provide off-street loading berth as per Article IV, P. 19-A of the Zoning Resolution.

7. Provide rear yard for the portion of the building within the business use district; such rear yard is to be located where the business portion of the lot abuts the residence use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. and 60 ft. frontage by 100 ft. and 160 ft. in depth; that the site is now occupied by a group of buildings; that on the 5th avenue frontage, lot 40, are two store buildings each two stories in height, in a business district; that on the 53rd street frontage, lot 35, are three buildings of which No. 472 is a 4 story and cellar loft building and the others are 3 story frame multiple dwellings in a residential district; that the site is a C zone and 1¼ height district; that a search of the records revealed nothing as to the age of these buildings but it is estimated that Nos. 5308 and 5310 5th avenue are about 45 years old, 472 53rd street about 25 years old and the frame buildings about 65 years old; that a certificate of occupancy for the 5th avenue buildings, obtained May 13, 1953, is filed with this application; that it is proposed to remove the frame buildings on 53rd street and demolish the upper floors of the loft building at 472 53rd street; that the street floor of the buildings on 5th avenue and 472 53rd street will be altered into one store and extended on 53rd street; that the 2nd floor of the 5th avenue frontage will be extended to a point 100 ft. from 5th avenue; that the entire building as altered will be occupied by the Lerner company using the store floor as a retail store, the 2nd floor for storage of stock and the cellar for storage and boiler room; and

WHEREAS, the applicant further states that the proposed extension into the more restricted district will be one story high with no cellar; that the only opening to the street will be one exit door at approximately the same location as the entrance to the present building known as 472 53rd street;

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that the 3 upper floors of 472 53rd street (store and loft building) will be removed, thus greatly reducing the number of persons using such door in a residential district; that the buildings directly opposite the site on 53rd street (Nos. 465-469 and 471) now have business occupancy (stores); that this also applies to No. 457; that a rear yard and side court will be provided at the extension increasing exit facilities for present store area on 5th avenue side of plot; that the new condition as shown on plans will not adversely affect the residential aspect of the street and will decrease business traffic due to buildings on the site; that lot 40 and the adjoining 20 ft. of lot 35 are now used for business; that it is proposed to join these buildings on the street floor and extend such use further on lot 35; that there are no existing exits from the rear of the above buildings and the proposed alteration and extension will provide adequate exits from such areas; that this plot consists of lots 35 and 40 and the present building on lot 40 now occupies 100% of that portion of the plot; that the present building at 472 53rd street now occupies 2,000 sq. ft. of lot 35, extending from front to rear lot line and will be shortened 10 ft. on the 1st floor after removal of the 3 upper floors; that the balance of lot 35 will have 80% coverage; that the proposed extension to the 2nd floor of the building on lot 40 will make the 2nd floor coverage 45.4% of the plot; that the 2nd, 3rd and 4th floors of the adjoining building on lot 35, which is in the residential district, will be removed and such area is approximately equivalent to area of new 2nd story extension on lot 40, which is in the business district; that approval of new conditions is requested because removal of 3 upper floors and rear 10 ft. of 1st floor of 472 53rd street deletes 6,200 sq. ft. of floor area used for business on the site; that the area of new extension of lot 35 is 3,140 sq. ft. making a reduction of 3,060 sq. ft. devoted to business with a corresponding decrease in the allowable number of persons employed in a residential area; that omission of the off street loading berth is requested for the following reasons: that the retail establishment which will occupy the entire premises as proposed to be altered and extended is engaged in the sale of items of clothing and related accessories of the lightest possible nature; that delivery of this merchandise is accomplished by motor vehicles of small and moderate size, which require brief stopping periods to handle the unloading of stock, which because of its minimum weight is handled rapidly and without delay; and

WHEREAS, the applicant contends that both 53rd street and 5th avenue at this location are not highly congested by pedestrian or vehicular traffic and it is believed the proposed use will not materially affect traffic conditions; that the condition of street traffic will further be improved by the removal of the loft building and occupancy at 472 53rd street; that the use of this building with its various manufacturing processes requires the receiving and shipping of crates, cartons and other items of a heavy and bulky nature, and the obstruction of the street with heavy trucks parked over long periods of time; and

WHEREAS, the applicant states that the present building on lot 40 occupies 100% of the lot area on the 1st floor; that the yard at the rear of the building on the 2nd floor starts at the level of the roof over the 1st floor and extends back into the side wall of the present four story loft building occupying 100% of the depth of the lot at 472 53rd street; that this rear yard is enclosed on one side by a two story building and on the other side by a four story building, occupying 100% of the lot, and thus actually becomes an inner court between buildings, as a result of which it serves no purpose in improving the ventilation of the block and spaces between buildings; that it is requested that the omission of the rear yard be approved for the following reasons: that it does not now exist on the 1st floor as hereinbefore set forth; that it is proposed to remove the upper floors of the loft building at 472 53rd street and the adjacent two frame buildings on lot 35 will be entirely removed; that these 3 buildings are each of greater height than the buildings proposed and since the proposed building occupies 45.4% of the plot on the 2nd floor, this will leave a yard

above the level of the 1st floor of 6,000 sq. ft. and open to 53rd street; that the building on the 1st floor will have a rear and side yard totaling 1,050 sq. ft.; that this proposed arrangement will substantially increase the amount of light and ventilation for adjacent properties and the remainder of the block; and

WHEREAS, the applicant contends that the premises submitted under this application consist of lots 35 and 40; that lot 40 is 50 ft. by 100 ft. and 100% occupied at present and will remain 100% occupied after the proposed alteration; that lot 35 is 60 ft. by 100 ft., or 6,000 sq. ft. and is now occupied by a loft building and two frame multiple dwellings; that these 3 buildings on lot 35 will be demolished leaving an open unbuilt area of 6,000 sq. ft.; that the surplus area of lot (unbuilt open portion) is 6,000 sq. ft., coverage permitted in a C zone at 60% is 3,600 sq. ft., the proposed coverage is 4,950 sq. ft. and excess coverage is 1,350 sq. ft.; and

WHEREAS, the applicant states that the present owner has held title to the property since June 15, 1946; that the assessed valuation of land is \$85,500 and of the buildings \$52,500 making a total of \$138,000; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c as to use, and Section 21 as to extension of area, to permit the extension of the existing mercantile building substantially as proposed and as indicated on plans filed with this application marked, "Received, October 21, 1953" (6 sheets), and "Received, June 4, 1954," (one sheet), *on condition* that the building shall not be increased in height beyond what is now proposed, and in all other respects shall comply with the requirements of the Building Code; that there shall be no window opening in the lot line walls to adjoining premises; that the yard and court space as indicated and proposed on such plans shall be maintained with exits located to such open spaces leading to 53rd street; that suitable fences shall be maintained on the lot lines where rear yard and court spaces occur; that such existing buildings and parts of buildings as are proposed to be demolished shall be demolished; that such fire fighting equipment shall be maintained throughout the present and proposed extension as the Fire Commissioner shall require; that the requirements of Section 19 A, j as to loading area may be waived; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen, for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application January 14, 1954 (decision of the borough superintendent), under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the erection and maintenance of an extension to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of storage of parts, body shop, welding with acetylene and oxygen, machine room, painting, spraying and undercoating, with storage of paints and to permit the storage of new and used cars waiting to be serviced, and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern boulevard, southwest corner of Union street, Block 4977, Lot 52, Flushing, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 2, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a retail use, B and C area, class 1½ height district; Union street is in retail and retail-1 use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated January 12, 1954 acting on Alt. Applic. 2877-53, reads:

"1. The use of the premises as boiler, storage of parts, body shop, welding with acetylene oxygen torch, machine room, undercoating, paint spraying and paint storage complying with rules and regulations of Board of Standards & Appeals, locker room & toilets, storage of new and used cars waiting to be serviced in the cellar and—

lubritorium, car washing, undercoating brake testing, wheel alignment, motor vehicle repair shop and servicing for more than 5 new and used cars and trucks, serviced, display and sale of parts and parts storage, sale and display of new and used cars, locker room, wash room and toilets, fan room, compressor room, and offices on the first floor and—

excess parts storage and offices on the second floor and—

roof parking of new and customers cars waiting to be serviced on the roof is contrary to Board of Standards and Appeals decision BZ 124-49 dated May 10, 1949 and is hereby referred back to the Board for reconsideration as above is contrary to Par. 4 Subdivision (a) 15, 29."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. 262.33 ft. and 33 ft. frontage by 150 ft. and 262.33 ft. in depth; that the premises is located in block No. 4977 and known as lot 52, having a frontage of 50 ft. on Northern boulevard, 262.33 ft. on Union street and 64.25 ft. on 37th avenue; that this parcel was formerly known as lots 52, 55, 57, 58, 59 and part of 70, 71 and 73; that the property is situated in a retail B and C use district, class 1½ height district and on April 8, 1946 the use district was changed from business to retail and was business back to July 25, 1916; that the area district was changed on April 8, 1946 from C to B 100 ft. west of Union street; that the height district has not been changed since July 25, 1916 and there are no changes pending in the city planning commission; and

WHEREAS, the applicant further states that the property is improved with a one-story masonry class 3 building erected in 1923, and a one and two-story masonry extension erected in 1950; that a previous application was filed with the Board under Cal. No. 500-23-BZ permitting the use of the building as an automobile showroom and motor vehicle repair and service structure; that on February 11, 1949 application was filed with the Board under Cal. No. 124-49-BZ permitting to extend the use of existing non-storage garage for more than five motor vehicles, previously granted, to include auto showroom, motor vehicle repair shop, servicing

of motor vehicles, motor parts, sales and office; that plans were approved by the department of housing and buildings under Alt. No. 986-48 for a one-story masonry service building with 2nd floor offices over existing structure; that certificate of occupancy No. Q-63035 dated April 24, 1950 was issued to cover these uses; that the above structure was set back 20 ft. from the present property line for future widening of Union street, which is contemplated by the city planning commission (CP 5783); that when this widening goes into effect it will condemn 37% of the building now located along Union street, practically eliminating one half of the area of the showroom and parts department; that realizing this the owner purchased adjoining parcels formerly known as lots 58, 59, part of 70, 71 and 73; that he has maintained the new property as a used car lot and customer parking area and has also secured property at Northern boulevard and 157th street for a used car sales lot; and

WHEREAS, the applicant contends that due to the tremendous expansion of the automobile business, servicing and parking of customers' cars constitutes a major part of the automobile business; that 60% of the repair and service business is turned away due to lack of space to adequately handle the business, which is causing a practical hardship to the owner; that the MacGrotty Chevrolet is one of the largest Chevrolet agencies on Long Island and has been in business since 1923; that the owner has 12,738 sq. ft. of building area at present, but according to requirements of General Motors zone office, a franchise of the size of MacGrotty Chevrolet should cover at least 26,000 sq. ft. to properly service customers' cars within the boundaries of his franchise; that if this application is granted the owner would gain 12,490 sq. ft. under cover and with the present area of 12,738 sq. ft. would make a total area of 25,228 sq. ft., which would be 772 sq. ft. less than required by General Motors; that the acquired plot area, consisting of lots formerly known as 58, 59, part of 70, 71 and 73, in a retail B and C area district is 20,404 sq. ft. or a land coverage of 36% of the total area, which is within the regulation of the zoning resolution; that the total area of the proposed structure will be 7,338 sq. ft.; and

WHEREAS, the applicant states that it is proposed to leave the present structure intact and maintain its present use and to build an extension 64 ft. 11½ in. by 114 ft. 6 in.; that the entire project when completed will include the following uses; cellar—boiler, storage of parts, body shop, welding with acetylene oxygen torch, machine room, undercoating, paint spraying and paint storage complying with rules and regulations of the Board, locker room and toilets, storage of new and used cars waiting to be serviced; 1st floor—lubritorium, car wash, undercoating, brake testing, wheel alignment, motor vehicle repair shop and servicing for more than five new and used cars and trucks, storage of customers' cars and cars waiting to be serviced, display and sale of parts and parts storage, sale and display of new and used cars, locker room, wash room and toilets, fan room, compressor room and offices; 2nd floor—excess parts storage and offices; roof—parking of new and customers' cars waiting to be serviced; that access to the roof parking area and basement body shop will be by ramps; and

WHEREAS, the applicant further states that the building as proposed will constitute a modern up-to-date car agency consisting of the latest equipment for repairing of cars and trucks; that there will be a carbon monoxide system for the elimination of all obnoxious gases; that it would alleviate the congested and unsatisfactory condition which now prevails not only in the premises but also in the narrow street adjacent thereto, with the consequent impeding of normal movement of traffic; that the plans were given careful study for the greatest efficiency of operation and economy; that more than 50% of surrounding property owners within the affected area have consented in writing to the extension of the present premises for the uses as stated in this application; and

WHEREAS, the applicant states that the present owner has held title to lots 52, 55 and 57 since October 16, 1944; lot 58 since April 21, 1950; lot 59, February 23, 1949; lot 71, September 17, 1948; lot 73, August 31, 1948 and to lot 70

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since December 3, 1953; that the assessed valuation of land \$178,000; that the building was erected 1923 and the extension in 1950; and

WHEREAS, the premises and area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on May 10, 1949, by adding thereto:

"that in the event the owner desires to extend the uses for showroom and other uses substantially as proposed and as indicated on plans filed with this application marked, 'Received, January 14, 1954' (11 sheets); that such extension of the open parking area and proposed building as indicated on such plans may be permitted provided such building and uses complies with the requirements of the Building Code and fire prevention code in all other respects the resolution above cited, as extended to include these premises, shall be complied with; that there shall be maintained such fire fighting equipment in the additional building as the Fire Commissioner shall direct; that the extension may be used, under Section 7i, where proposed for motor vehicle repairs including paint spraying, welding, painting and undercoating; and that fencing shall be maintained along the interior lot lines and street building line of 37th Avenue, as proposed, with no additional opening to 37th Avenue, other than those now existing; that the resolution above cited shall be complied with where not inconsistent with this amended resolution; that all permits shall be obtained and work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution."

187-52-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application December 22, 1953 (decision of the borough superintendent), under sections 7e, 7i and 7A of the zoning resolution, to permit in a local retail use district, the reconstruction and size of proposed accessory building on proposed gasoline service station (previously granted by the Board—extended from time to time—expired December 1, 1954), with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—220-10 Hempstead avenue and 102-33 to 102-37 221st street, southeast corner, Block 11157, Lot 5, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 5, 1954 subject to regular procedure, to consider rearrangement of premises; and

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hempstead avenue are in a local retail use, D area, class 1 height district; 221st street is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1954 acting on N.B. Applic. 6607-51, and superseded by amendment to N.B. 6607-51, dated November 30, 1954, reads:

"1. Proposed use of premises located in a local retail use district as a gasoline service station, servicing lubricatorium, car washing (non-automatic), minor auto repair shop with hand tools only, display, storage of parts and parking of motor vehicles awaiting service is contrary to Section 4C of the Zoning Resolution and must be approved by the Board of Standards & Appeals. Any change from original approval of the Bd. of S. & A. under Cal. #187-52-BZ must be re-submitted to said Board for approval.

2. The location of a curb cut beyond 25 ft. of the intersection of a local retail district abutting a residence use district is contrary to Art. II Sec. 7A Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 170 ft. frontage by 75 ft. in depth, presently vacant; that the rearrangement of premises now requested deals solely with the size and design of the proposed accessory building; that in all other respects the resolution adopted October 21, 1952 as amended April 14, 1953 and December 1, 1953 will be complied with; that the time is which to obtain permits and complete the work now expires on December 1, 1954; that it is proposed to rearrange the accessory building which will consist of reducing the length or front of the building facing Hempstead avenue with an approved frontage of 84 ft. with angle corner, per amended resolution adopted April 14, 1953, to a frontage of 80 ft. with a square corner; that the depth of the building will be increased from about 25 ft. to 28 ft. 8 in. at the sales and display space, including the store room with ceiling suspended furnace for heating purposes; that the depth of the building for the service bays will be decreased from 30 ft. to 28 ft. 8 in.; that the square area of the entire building will be approximately the same; that the radial corner, at the sales and display space, of glass with metal framing as well as the flat roof construction, as approved April 14, 1953, will be changed to provide a brick pier at the corner and a full sloping roof will be erected over the entire display and sales space, the combination heater and store room and the rest rooms; that the roof over the four service bays will be flat and a full cornice will be provided along the front and side of the building; that the building will be constructed entirely of brick, with the two street fronts being finished with face brick; and

WHEREAS, the applicant contends that inasmuch as this application is filed solely for a minor amendment as to rearrangement of accessory building with no change in general layout of plot, nor any change in any of the uses as permitted by original resolution adopted October 21, 1952, the Board is requested to consider Vol. I of this application as an integral part of Vol. II; that the premises are presently zoned for local retail use, D area, class 1 height; that the premises were zoned for business on July 25, 1916 and re-zoned to local retail use on January 21, 1947, with no change in area or height; that it is further requested that this amendment be considered under sections 7e, 7i and 7A, similar to the application under Vol. I, in the event the Board deems it necessary in reviewing this application; that substantiation of the various sections as enumerated above are similar to Vol. I; and

WHEREAS, the applicant states that the present owner has held title to the property since May 28, 1953 and that the assessed valuation of land is \$17,000; and

WHEREAS, it appears that there has been a change of ownership of the premises.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on October 21, 1952, under Volume I as thereafter amended by resolution adopted April 14, 1953, and further amended by resolutions adopted through December 1, 1953, by adding thereto:

"that the Board *affirms* the grant of variance under Sections 7e, 7i, and 7A under the terms of the resolution above cited and to include the terms of this amendment where not inconsistent with the terms of the resolutions above cited;

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that the premises may be constructed and arranged as now proposed and as indicated on plans marked, 'Received, November 10, 1954' (4 sheets), *on condition* that the resolution above cited, where not inconsistent with these revised plans, shall be complied with in all respects; that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution; and that the term of this variance may be extended for a term of 15 years from the date of this *amended* resolution."

62-53-BZ—Vol. II

APPLICANT—Holtzman, Sharf, Mackell and Hellenbrand, for La Guardia Hotel, owner.

SUBJECT—Application June 2, 1954 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, E area district the off-street parking of motor vehicles within the required open spaces and required setback, and to permit the erection of electric signs on building and also on the roof.

PREMISES AFFECTED—99-01 to 99-19 Ditmars boulevard, north side, from 22nd avenue to 22nd road; 99-02 to 99-12 22nd avenue and 100-01 to 100-17 22nd road, Block 1634, Lot 101, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Edward Sharf and Ingram S. Carner.

For Opposition: Edward Hoffman for the Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 22, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin; laid over to November 30, 1954, for applicant to submit plans of signs which conform to the requirements of the State Conservation Law; then to December 14, 1954, for further consideration and decision by the Board; hearing previously closed; then to January 18, 1955, for applicant to furnish decision from the Commissioner of Parks as to signs proposed under Section 675 of the State Conservation Law; then to January 25, 1955, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Ditmars boulevard, 22nd avenue and 22nd road are in a residence use, E area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 24, 1954 acting on N.B. Applic. 69-53, reads:

"Multiple Dwelling

35M. Proposed parking in required open spaces is contrary to Sec. 60 M.D.L. and Sec. 19-B Zoning Resolution.

36M. Proposed parking in required setback is contrary to Sec. 15 (d) Zoning Res.

37M. Proposed parking in residence use district is contrary to Sec. 3 Zoning Res.

Construction

1. The erection of electric signs in a residence use district is contrary to Art. #2 Sec. 3 of the Building Zone Resolution of the City of New York.

2. The erection of a roof sign (sign #1) in a residence use district is contrary to Art. 2 Section 3 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 202.13 ft. and 220.52 ft. frontage by 180.14 ft. and 116.71 ft. in depth, irregular, improved with a class B mul-

tiply dwelling of fireproof construction as approved under N.B. 69-53; that the present use designation is residence since December 14, 1934; that from July 25, 1916 to December 14, 1934 the western half of the subject property was unrestricted and the eastern half was residential; that the present area designation is E since December 14, 1934; that from July 25, 1916 to December 14, 1934 the property was in C area; that the present designation is ½ times since December 14, 1934; that between July 25, 1916 and December 14, 1934 the western half of the premises was 1½ district and the eastern half was 1 height district; that it is proposed to provide off street parking on the site; that due to the fact that this is a class B multiple dwelling, it is contrary to the zoning resolution and the departmental parking rules to allow parking of cars for this use in a residential zone; that it is apparent that off street parking is sorely needed for any type of transient use in the City and especially since the alternative is to find space for the parking of cars in the street, thus creating unnecessary congestion; that it is further proposed to erect three signs on the buildings which are intended to give to the transient, mainly from LaGuardia airport driving along Ditmars boulevard or Grand Central parkway, directions as to how to approach the premises; that these proposed signs would merely state the name of the hotel and no other words are proposed; that these signs would be non-flashing and would in no way adversely affect the highway vista as these signs are designed in suitable proportions so as to be clear, and not unsightly; that furthermore, they would not be unique in this area as there now exist signs for the various hangar buildings at LaGuardia airport, the Aeronautical school and the Bulova factory to the west; and

WHEREAS, the applicant contends that in view of the fact that this proposed parking and the signs are a result of a carefully studied solution to a use of this type and that the neighborhood will not be adversely effected by these requested uses but will be provided with relief from inevitable confusion resulting from lack of direction to the premises and congestion on the streets, it is requested that this appeal be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since May 12, 1953 and that the assessed valuation of land is \$11,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty (20) years, to permit the erection of electric signs, as passed on by the Borough Superintendent under N.B. App. 69/53, Objection #1, as now indicated on revised plans marked "Received January 21, 1955" (2 sheets), *on condition* that the formerly proposed sign No. 1 shall be eliminated and the signs shall be as shown on such revised plans, namely Sign #2 with aluminum letters set off from the brick work approximately 6 inches and illuminated but not flashing; and Sign No. 3 shall be erected similarly, *on condition* that no additional signs shall be constructed or maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and *withdrawn* as to Objections 35M, 36M and 37M of the borough superintendent's decision in view of the statement by the applicant that permits have been issued by the borough superintendent for parking where lawfully permitted; and that all permits required shall be obtained, including a revised certificate of occupancy to include the signs herein permitted and all work completed within the requirements of Section 22A of the Zoning Resolution.

201-54-BZ

APPLICANT—Harry A. Yarish, for Atlas Lumber Corp., owner.

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SUBJECT—Application March 17, 1954 (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit in a business use district an entrance (curb cut), to loading berth, nearer the intersection than is permitted.

PREMISES AFFECTED—260-266 Manhattan avenue and 131-135 Powers street, northeast corner, Block 2776, Lots 1 to 4, inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: J. Lefante.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Manhattan avenue and Powers street are in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 12, 1954 acting on N.B. Applic. 653-52, reads:

"4. Curb cut and garage type door in building within 50' of the corner is considered as a loading berth and is in violation of Article IV, P. 19-A of the Zoning Resolution."

and

WHEREAS, the applicant states that in 1930 the Department of housing and buildings issued permit No. 4227 and certificate of occupancy No. 62796 for office and lumber storage; that in 1937 the department issued permit No. 5929 to repair a fire damage and issued certificate of occupancy No. 89471 for a lumber shed; that the dropped curb which is the subject of this appeal is now an existing condition since some time prior to 1930; that the records of the department of highways do not show that the fee for same was ever paid, however, if this appeal is granted the fee will be paid by the owner; and

WHEREAS, the applicant contends that this appeal should be granted because the lumber yard is now existing for more than 23 years and that it is impractical to use the yard without the use of the present dropped curb, and it is felt that this presents a practical difficulty and unnecessary hardship; and

WHEREAS, the applicant states that the present owner has held title to the property since March 4, 1947; that the assessed valuation of land is \$13,000 and of the building \$5,500; making a total of \$18,500; that the building was erected 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19-A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the district regulations of the zoning resolution and that the application be and it hereby is granted under Section 19-A(j) to permit, in connection with the proposed new building to replace the present frame building, curb cuts located as at present within the herein permitted distance from the intersection, as indicated on plans marked "Received March 17, 1954" (4 sheets) and "October 20, 1954" (1 sheet), on condition that any other curb cuts and the construction of the building and uses shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

222-54-BZ

APPLICANT—Max Horn, for 95-26 Sutphin Boulevard Corp., owner.

SUBJECT—Application March 31, 1954 (decision of the borough superintendent), under sections 7f and 7e of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles of patrons and employees of adjoining building, loading and unloading, with a business entrance (curb cut).

PREMISES AFFECTED—95-25 Waltham street, east side, 150 ft. north of 97th avenue, Block 10026, Lots 35, 37 and 39, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Samuel Romanoff.

For Opposition: Peter T. Yannucci, John J. Bickar, Mae Leonard Lichtenstein, Margot DePietri, Michael Sheehan, Peter Psychogios and Irene Clausen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; then to January 25, 1955, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E area, class 1 height district; Waltham street is in residence and business use, E area, class 1 height districts; 97th avenue is in residence and unrestricted use, E area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 29, 1954 acting on Alt. Applic. 493-54 and superseded by Alt. Applic. 493-54 dated September 21, 1954, reads:

"1. The use of a vacant lot within a Residence Use District for the parking and storage of motor vehicles for use of personnel and patrons of adjoining building, and for loading and unloading is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. The construction of a business entrance (curb cut) within a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.08 ft. frontage by 100.14 ft. in depth, presently vacant; that it is now in a residence use, E area, class 1 height district, having been changed on June 30, 1947 from residence D to residence E, and on June 19, 1925 from unrestricted D to residence D; that it is proposed to use the vacant plot for the parking and storage of patrons' and employees' cars, loading and unloading; and

WHEREAS, the applicant further states that the owner of this parcel also owns the building at 95-26 Sutphin boulevard, lot No. 14, which is in an unrestricted use zone, in which he conducts a television sales and service; that this plot on Waltham street is to be used for the personnel and patrons of the TV business and no fee will be charged for parking of cars; that it will also be used for loading and unloading of merchandise; and

WHEREAS, the applicant contends that in view of the fact that parking on Sutphin boulevard is impractical for the personnel and patrons, it is imperative that space be provided for that purpose; that loading and unloading of merchandise on Sutphin boulevard would block both vehicular and pedestrian traffic; and

WHEREAS, the applicant states that the present owner has held title to the property since July 7, 1953 and that the assessed valuation of land is \$4,400; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 Subdivision h to permit for a term of five years the plot to be occupied for parking and storage of cars (no fee to be charged) belonging to the personnel and patrons of the building adjoining on Lot 14 on Sutphin Boulevard under same ownership as indicated on plans marked "Received March 31, 1954" (2 sheets) and December 27, 1954" (1 sheet), *on condition* that all uses shall be removed from the premises and the plot levelled substantially to the grade of Waltham Street; that there shall be erected on the interior lot line to the north a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the street line of Waltham Street except for an entrance and exit not over 12 feet in width; that there shall be planted against such fence suitable hedges to shut out the view of the parking use; that on the lot line to the south there shall be erected a masonry fence of cement block not less than 5 ft. 6 in. in height, removed three feet northerly from the street building line and with a continuation of hedges along such wall for a distance of approximately 20 feet from Waltham Street; that the plot shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the sidewalk and curbing in front of the premises shall be reconstructed or restored to the satisfaction of the Borough President; that there may also be loading and unloading through this lot to the rear of the building facing on Sutphin Boulevard in an unrestricted use district provided that the trucks used for such loading and unloading are of a non-trailer type; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that there may be a sign attached to the fence near the opening advertising the private use of the premises and such other information as the Commissioner of Licenses may require; that such portable fire fighting appliances shall be maintained in the building to the rear, accessible to the parking lot, as the Fire Commissioner shall require; that at the opening there shall be gates which shall be closed and locked when the parking lot is not being used after business hours; and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months of the date of this resolution.

227-54-BZ

APPLICANT—Raymond Irrera, for John Micari, owner.

SUBJECT—Application April 2, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the maintenance of existing garages for five cars, for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th street, west side, 277.83 ft. south of 31st avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera and John Micari.

For Opposition:

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the

Bulletin; laid over to December 14, 1954, for further consideration by the Board; hearing closed; then to December 21, 1954, at the request of applicant; then to January 4, 1955, for decision after applicant has filed revised plans; then to January 25, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1¼ height district; 38th street is in residence and business use, B area, class 1¼ height districts; 31st avenue is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1954 acting on Alt. Applic. 80-54, reads:

"1. The use of garages in a residence use district not accessory to a dwelling on the same lot is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a two story, two family dwelling of class 3 construction and a two car and three car garage at the rear of the plot; that it is proposed to maintain the existing garages for five cars and rent them to neighbors; and

WHEREAS, the applicant states that at the rear of the plot, which consists of two lots, there was erected under N.B. 16190-22 a two car brick garage as an accessory use on lot 53, and in 1930 a three car brick and block garage was erected under N.B. 5710-30 on lot 54, also as an accessory use, for which certificate of occupancy No. Q73261 was issued May 25, 1951; that all of these buildings were erected by the former owner of the premises; that the present owner purchased this property and took possession on May 6, 1952 and on February 13, 1953 received notice from the fire department advising owner to obtain a permit and subsequently Order No. 49611LC, dated April 23, 1953, was issued; that further search in the department of housing and buildings revealed that violation Z 135-53 has been placed on the premises; that the fire department was notified that a violation was filed and no accessory use for three car garage, although a certificate of occupancy was issued; that a search of the records prior to the closing revealed that Zone Viol. 34-51 was placed on the premises reading as follows: "premises being unlawfully used as a garage—premises 50 x 100 with a 2 family house (front) 5 car garages rear. Garages on lot adjoining building in violation of Zoning laws. N.B. 5710/30 disapproved but owner built same knowing same"; that this violation evidently contradicts the facts whereby N.B. 5710-30 was approved and a certificate issued; that approval of this application was inspected by him in the department records; and

WHEREAS, the applicant contends that in view of discrepancies in the records, it is felt that the present owner should not be penalized for any errors that may have been made prior to his obtaining possession; that permission is requested to maintain such five car garages at the rear of the plot and also to be permitted to rent these garages to neighboring tenants if occupants of the dwelling on the front of the lot do not desire to rent any of the garages; that in view of the fact that the three car garage has been in existence for about 24 years and the evidence submitted, the Board is requested to consider this building legally approved and erected; that due to the parking situation in this area the Board is requested to grant this application which will to some extent ease the street parking situation in this block, particularly since there is an elementary public school directly opposite the site in question; and

WHEREAS, the applicant states that the present owner has held title to the property since May 6, 1952; that the assessed valuation of land is \$7,200 and of the buildings \$6,600 making a total of \$13,800; that the building was erected 1930; and

WHEREAS, the Board finds that no certificate of occupancy could lawfully be issued for the garages in question where not accessory to an existing dwelling; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

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WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c for a term of five (5) years, to permit the existing garages which were permitted to be constructed as accessory to a dwelling which was never constructed, to be continued, substantially as proposed and as indicated on plans filed with this application, marked "Received April 2, 1954" (2 sheets), *on condition* that only cars of the pleasure car type shall be stored or parked; that no additional use other than the existing buildings and the permitted uses therefor shall be maintained on the premises and no signs shall be maintained; that there shall be no curb cuts other than those now existing for which permits are on file or shall be obtained; that the fence in front of and around the building line, including the gates shall be maintained; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates Inc., owner.

SUBJECT—Application June 29, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles, with an entrance to or an exit from proposed parking located in residence use portion of lot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft, south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Sidney Snyderman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 38th street are in residence and business use, B area, class 1¼ height districts; 30th avenue is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 15, 1954 acting on Alt. Applic. 1126-54, reads:

"1. Parking & storage of more than 5 motor vehicles located partly in a business use district & partly in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Entrance to or exit from a business located in a residence use district is contrary to Art. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 99 ft. 6½ in. in depth, irregular, on which is located a frame dwelling 18 ft. by 20 ft. and a one story metal garage which is to be removed; that it is proposed to permit a change of use of the vacant portion of the plot for parking and storage of motor vehicles; that it is also proposed to construct a 5 ft. 6 in. high woven wire fence along all interior lot lines, except where walls of

adjoining buildings occur, and a similar fence will be constructed along the building line in front of the vacant area; and

WHEREAS, the applicant further states that the premises consist of a parcel 50 ft. front by 99.6½ ft. in depth, irregular; that there is an existing frame dwelling on one corner of the lot, located entirely within the business use district, occupying 20 ft. front by 18 ft. in depth; that at present it is proposed to allow this building to remain, but in the future, when the present tenant vacates the dwelling, it is proposed to demolish the building and include this area within the parking use; that the entire plot will be levelled to the street grade and surfaced with gravel, rolled and treated with a binder; that one curb cut for ingress and egress will be installed opposite the center of the plot; that there is a small one story metal garage on the rear of the lot which will be demolished; and

WHEREAS, the applicant contends that the type of parking lot will not be objectionable to surrounding property but on the contrary will enhance the beauty of the area, which was recently improved by the erection of a new building which is directly opposite the subject property, housing a federal savings and loan association; that the bank property has been rezoned and placed in a business area, which also includes a parking lot for bank employees; that the area in question is in dire need of parking space as it is within one block of the Steinway avenue shopping district and the merchants will welcome the use of this lot for parking space; and

WHEREAS, the applicant states that the present owner has held title to the property since February 8, 1927; that the assessed valuation of land is \$7,200 and of the building \$1,400 making a total of \$8,600; that the building was erected in 1912; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the plot partly in residence use and partly in business use area to be occupied where unbuilt upon for the parking of motor vehicles of the pleasure-car type only, *on condition* that the existing metal garage toward the rear shall be removed; that the premises where unbuilt upon shall be leveled substantially to the grade of the street and surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that on the interior lot lines where walls of adjoining building do not occur there shall be constructed and maintained as proposed a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected in front of the parking area along the street building lines with no openings therein except one for exit and entrance with curb cut opposite not exceeding 11 ft. in width; that such opening shall be fitted with gates of similar construction which shall be kept closed and locked except when the parking area is in use; that during the term of this variance the premises shall be occupied for no other use except for the frame dwelling and no sign shall be erected thereon except one sign attached to the fence near the entrance, advertising only the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft. in area, shall not be illuminated and shall not extend beyond the building line; that such portable fire-fighting appliances shall be maintained in an accessible location as determined by the Fire Commissioner as he may require; that this resolution does not include permission for future extension of the parking area by the removal of the dwelling; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this resolution.

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566-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Otto Muller and Herbert J. C. Wells, owners.

SUBJECT—Application July 6, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, utility room and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—1741-1751 Bronxdale avenue and 900-910 Morris Park avenue, southeast corner, Block 4044, Lots 1, 3, 41 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Thomas McErlean.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 7, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, at request of an objector; then to January 25, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Bronxdale avenue and Morris Park avenue are in a business use, B and C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 2, 1954 acting on N.B. Applic. 499-54, reads:

"1. In a business district the proposed gasoline service station, lubritorium, minor auto repairs, car washing, utility room, store, parking and storage of motor vehicles is contrary to Section #4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 114.08 ft. frontage by 75.57 ft. in depth, irregular, presently vacant; that the use district maps accompanying the building zone resolution show that the premises are in a business use district and a class 1¼ height district; that the part of the premises within 100 ft. of Bronxdale avenue is in a class B area district and the balance is in a class C area district; that it is proposed to erect a modern gasoline service station consisting of eight 550-gallon gasoline tanks and four dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 44 ft. and a depth of 27 ft. 8 in., and will contain the conjunctive uses of car washing, lubritorium, minor auto repairs, utility room and store; that part of the site will be reserved for the open parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Morris Park avenue and Bronxdale avenue are main auto lanes leading across the Bronx and as such the proposal is entirely in keeping at this point; that there is a distinct need for a gasoline station for that reason and also for the fact that there are no other gasoline stations within the affected area; that the modern design of the building will go far towards improving the appearance of the community; that there are sufficient stores in the vicinity for public requirements and the high assessed value of the site makes it mandatory that it be developed at this time, and the only feasible development that would render the owner an equitable return on his investment and permit him to continue to pay taxes would be a gas station as proposed; that the land has been in the present ownership since 1931, 1935 and partly since 1941, with no feasible way of development under the present zoning ordinance; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since July 1, 1931; lot 3 since April 5, 1935

and to lots 41 and 42 since October 24, 1940; that the assessed valuation of land is \$15,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions f, i and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 499-54 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 1:20 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 25, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

39-54-A

APPLICANT—Leonard F. Rothkrug, for Riccardo Verdim, owner.

SUBJECT—Application January 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—81-10 102nd avenue, south side, 82.90 ft. east of 81st street, Block 9052, Lot 13, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 24, 1953 on Alt. Applic. 2266/53, reads:

"1. Proposed use of cellar for living rooms is contrary to Sec. 5.1.1.b."

and

WHEREAS, the applicant states that the building is one story, 13 ft. 13 ft. in height, by 45 ft. in area, of class 3 construction, erected 1949, 67.22 ft. front by 100.11 ft. in depth, in a business and residence use, D area, class 1 height district and used and occupied since 1949; cellar—ordinary use; 1st floor—dwelling, one-family, for which Certificate of Occupancy #Q-65583 was issued August 4, 1950 upon completion of work under N.B. Applic. 7326/49; and

WHEREAS, the applicant states that it is now proposed to change the use of the building from one-family dwelling to one-family dwelling on the 1st floor and one-family dwelling in the cellar; that 3 rooms in the rear portion of the cellar will be occupied as follows: kitchen—11 ft. 6 in. by 12 ft.; living room—9 ft. by 15 ft.; bed room—9 ft. by 11 ft.; and

WHEREAS, the applicant contends that the living room has 2 windows one to the rear yard and the other to the side yard; that the kitchen, bed room and bath room will each have one window to a side yard; that the cellar is 8 ft. in height; that at the front of the building the cellar floor is 6 ft. below grade; that at the rear of the building, at the portion to be arranged for dwelling, the cellar floor is only 2 ft. below rear yard grade; that this results from the sloping grade; that the proposed portion of the premises to be occupied can be considered a basement for at no part of that

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portion is the distance from the grade level to the cellar ceiling less than one half the height of the cellar; and

WHEREAS, the applicant states that the principal objection under section 5.1.1.b. to the cellar occupancy is the difficulty of insuring adequate ventilation and avoidance of dampness associated with cellar areas; that in the present case the ceiling is 8 ft. clear with adequate provision for ventilation of each room directly through windows to the outer air; and

WHEREAS, the premises were inspected by a committee of the Board and the space was found to be occupied by a family; the committee recommends that the appeal should be granted in view of the fact that the grade of the lot means that the apartment in the lower story, which is technically the cellar as far as the street is concerned but is in effect a basement as far as the yard is concerned; that the three rooms and bath apartment in the rear of the cellar has excellent light and should be permitted as long as it does not extend into the balance of the cellar, which the Committee is informed is not the intention.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2266 of 1953, Objection 1, dated December 24, 1953, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the apartment in the cellar rear, consisting of three rooms and bath, to be occupied for living purposes *on condition* that the building shall not be increased in height or area and that no other living apartments shall be provided in the building other than the owner's apartment on the first floor and the apartment in question at the rear of the cellar; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy shall be obtained; and that the garage in the rear shall be in accordance with the requirements therefor.

665-54-A

APPLICANT—Lama, Proskauer and Prober, for Nonpareil Social and Athletic Club, owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1149 Eastern parkway, north side, 190 ft. 9 in. west of Utica avenue, Block 1391, Lot 66, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 13, 1954, acting on Alt. App. 2237/54, reads:

"1. Public occupancy on the 1st and 2nd floors of a Class III, two story and attic building is contrary to Sect. 4.2.1 as it exceeds the allowable tabular height of 20 ft.

2. All doors leading to exterior stairs and to street on 1st floor are contrary to Sect. 6.2.1 as they should be 3' wide.

3. Provide an enclosure for rear steel stair extending from yard to second floor, as per sect. 6.4.1.8.1.

4. Provide two means of exits accessible to all occupants for second floor and attic floor as per sect. 6.1.2.2.3.

5a. Interior stair is contrary to section 6.4.1.1 as it should be 3'-8" wide from cellar floor to first floor and from 2nd floor to attic floor.

5b. Interior stair enclosure is contrary to sect. 6.4.1.8.1 as they are not enclosed in two hour fire resistive materials.

6. Termination of stairs to street and roof is contrary to Sect. 6.4.1.11 as stair from attic to second floor

is not enclosed in two hour fire resistive material.

7. Fire retard first floor ceiling as per Sect. 10.11 subsect. (c).

8. Fire retard cellar ceiling as per Sect. 10.11."

and

WHEREAS, the applicant states the building is 2 stories and attic, 35 ft. in height, 70 ft. 4 in. by 63 ft. 9 in. in area at street level, 48 ft. by 28 ft. 4 in. in area at 2nd floor level, of Class 3 construction, located on a lot 78 ft. 5 in. front by 120 ft. 7 in. in depth, in a residence use, C area, Class 1 height district; used and occupied since 1954: Cellar—boiler room, storage and locker room, 10 persons; 1st floor—club, 100 persons; 2nd floor—club, 30 persons; 3rd floor—caretaker's apartment, 2 persons; no change in use or occupancy is now proposed. The building will be provided with an approved sprinkler system located in the 2nd floor public hall having one source of supply. There is one interior steel stairs, unenclosed, equipped with wood doors which are not self-closing; stairs are 3 and 4 ft. in width; in addition there is one fire escape on the rear extending to street by stair and to yard by stair; egress from rear termination of fire escape is by a 5 ft. 2 in. wide passage between buildings to street; window and door openings on course of fire escape are not fireproof, self-closing; and

WHEREAS, the applicant states that the building was erected as a one-family dwelling under N.B. App. 1580/1910 and no certificate of occupancy issued; that it was altered under Alt. App. 16494 of 1925 which established the occupancy as follows: Cellar—boiler room and recreation room; 1st, 2nd and attic floors combined occupied for office and one family; that the existing 1-story Class 3 constructed 1-car garage was erected under N.B. App. 5260/10; that it is proposed to maintain the present occupancy and use as follows: Cellar—boiler room, storage and locker room; 1st and 2nd floors combined—club; attic—club—caretakers apartment; that the existing 1-car garage will be maintained; and

WHEREAS, the applicant contends as to Objection 1, that although the building has a total height of 35 feet, the attic floor is used as a caretaker's apartment, which is a permissible use for this height building; that the public use is only 5 ft. over the permissible 20 ft. height; that inasmuch as the first and second floors are occupied by the club which is not a hazardous use, it is requested that the use of the building be accepted; and

WHEREAS, the applicant contends as to Objection 2, that the first floor is now provided with one 3 ft. 6 in. exit door, two 2 ft. 8 in. exit doors and one 2 ft. 6 in. exit door; that as the longest travel to any door is only 32 feet, it is requested that the present exits be accepted; and contends as to Objection 3, that as the new 3 ft. wide open steel stair from the 2nd floor to the yard will only serve as a secondary means of egress for a small number of people on the 2nd floor, it is requested that it be accepted without enclosure; that all openings adjoining this new steel stair will be bricked up on the 1st and 2nd floors; and contends as to Objection 4, that the 2nd floor will have an occupancy of 30 people and it is proposed that the second means of egress consisting of a new 3 ft. wide exterior steel stair be accepted; that the attic is used only by the caretaker and the present interior wood stair will be replaced by a steel stair and the proposed sprinkler heads in the 2nd floor public hall will create a safer condition than a second stair from the attic; and contends as to Objection 5a, that as the cellar is provided with two additional means of egress by means of two 3 ft. wide concrete stairs, it is proposed that the stair leading from the cellar to the 1st floor be accepted in its present width of 3 ft.; that the cellar will be used only for boiler, storage and locker rooms; that the attic floor will only be used by the caretaker and a 3 ft. wide steel stair will be more than adequate egress from this floor; and contends as to Objection 5b, that the stair hall partitions consist of 2 x 4 studs wood lath and plaster and it is proposed that this be accepted inasmuch as the plaster is of very substantial quality and in order to maintain the club aspect, these main stairs should be open; and contends as to Objection 6, that as the attic

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will only be used by a caretaker, the stair from 2nd to 3rd floor will be 3 ft. wide and of steel construction and it is therefore proposed that it be accepted, as to require an enclosure at this point would disfigure the 2nd floor; and contends that the proposed sprinkler heads in 2nd floor public hall will give greater safety than now exists; and contends as to Objection 7, that inasmuch as the 1st floor ceiling is of excellent wood lath and plaster and in good condition and the occupancy is of a non-hazardous nature, that this be accepted; and as to Objection 8, contends that as only a small portion of the cellar has wood lath and plaster of very good quality and has three means of exit from the cellar, it is proposed this existing condition be accepted; that the 2nd floor will be reinforced to sustain a liveload of 100 lbs. per square foot; and in view of these facts, it is requested that this application be granted; and

WHEREAS, the premises was inspected by a committee of the Board which recommended that with certain changes the appeal should be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2237/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; as to objection 2, that the doors leading to exterior stairs and to the street on the first floor may be continued, provided they are not less than the width shown on plans, filed with this appeal, marked "Received September 7, 1954" (8 sheets); as to Objection 3, that the proposed exterior rear steel stair may have the enclosure omitted; as to Objection 4, that the stairs from the second floor to the attic shall be enclosed with fire-retarded partitions and fireproof self-closing door and the soffit of the stairs shall be fire-retarded; that there shall be a second means of exit from the attic space which may be an extension of the proposed fire escape up to the rear dormer window; that if such stairway is enclosed as above required, a steel stair need not be installed; as to Objection 5a, that the stair to cellar may be continued as at present, provided there is no public assembly occupancy of any kind in the cellar; as to Objection 5b, that the interior stair enclosure shall be of not less than one-hour approved fire-resistive materials; as to Objection 7, that the first floor ceiling shall be fire-retarded throughout; as to Objection 8, that the cellar ceiling shall be fire-retarded throughout; that the building shall be repaired and put in good useable condition; that the ceiling over the heater in the boiler room in cellar shall be made to comply with the requirements therefor; that the existing frame extension that is a glassed-in porch on the easterly side of the building may be permitted to be continued; that the proposed sprinkler heads in stairway to attic may be omitted; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the work shall be completed before occupancy starts and a certificate of occupancy shall be obtained.

142-54-A

APPLICANT—Irving Berg, for King Solomon Affiliation, 2nd District Jurisdiction, owner.

SUBJECT—Application February 24, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1252-1254 Bedford avenue, west side, 118 ft. 4 in. north of Fulton street, Block 2000, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Berg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 26, 1954, on Alt. App. 2921/53 reads:

"1. Public occupancy in a Class 3 structure over two stories in height is contrary to 4.2.1 (a) of Administrative Code."

and

WHEREAS, the applicant states the building is 4 stories, 52 ft. 6 in. in height, 45 ft. front by 89 ft. 7 in. in depth, of Class 3 construction, erected in 1888 on a lot 45 ft. front by 91 ft. 7 in. in depth, in a business use, B area, Class 1½ height district; used and occupied since 1926 as follows: Cellar—ordinary use; 1st floor, stores, 2nd floor—dancing school and hall, 20 persons; 3d floor—factory, 35 persons; 4th floor—factory, number of occupants not stated; proposed to be used and occupied as follows—Cellar—ordinary use and boilerroom; 1st floor—office, 50 persons; 2nd floor—social room, 200 persons; 3rd floor—lounge rooms, 198 persons; 4th floor—lodge rooms, 198 persons. The building is provided with one 3 ft. 8 in. wide steel stairs and two 5 ft. 6 in. wide steel stairs; all stairs are 3-hour enclosed, equipped with 1-hour fireproof self-closing doors and lead from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy 7646 issued October 4, 1926, upon completion of work under Permit 1832/26 permits the use of the building as follows: 1st floor—stores; 2nd floor—dancing hall; 3rd and 4th floors—light manufacturing; and

WHEREAS, the applicant contends that this building was purchased by the Masonic Order February 1953 for conversion to lodge use; that it is proposed to eliminate the present stairway and install 3 new stairways for the 3rd and 4th floors in accordance with requirements for occupancy and construction; that new partitions will be installed on all floors so that building can be used for Masonic meetings and functions, that the 1st floor will be used for office, lobby, checkroom, lounge and toilet facilities; the 2nd floor for social functions and the 3rd and 4th floors to be used for lodge meetings for the "Masons" and the "Eastern Star"; that the number of persons to occupy Lodge Rooms #1 on the 3rd and 4th floors respectively, in accordance with the 10 sq. ft. allowable area permitted by the Building Code is 115 persons; that Lodge Rooms #2 on 3rd and 4th floors respectively is for 62 persons; that while various Masonic groups are to occupy this building as their headquarters, the number of persons occupying Lodge Rooms #1 and 2 will perhaps very seldom amount to one-half the allowable occupancy; that the meetings to be held in these rooms are the regular monthly meetings of the various chapters; that as a general rule full attendance of a chapter very seldom occurs; that the chapters have about 60 to 70 members each; that when a combined meeting of various groups is required, it will be held on the 2nd floor; that lodge rooms #1 and 2 on the 3rd and 4th floors will be provided with two remote exits to a public hall; that the public hall will be fire-retarded both sides as well as the ceiling and will lead into three stairways of width and construction required in the Code; that under normal operating schedules not more than two floors could be fully occupied at once and only by members who are familiar with the building layout; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2921/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the buildings shall not be increased in height or area; that the buildings shall be completely overhauled by closing the openings between this and adjoining buildings and removing existing fire escapes and installing new enclosed stairs substantially as proposed complying with the Code therefor and general repairing so as to be in good useable condition for the occupancy proposed; that such fire-fighting equipment shall be installed as the Fire Commissioner shall direct; and that all new partitions shall be fire-retarded.

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721-54-A

APPLICANT—Sutter Construction Inc., owner.

SUBJECT—Application August 5, 1954—re Appeal from a decision of the borough superintendent, re revocation of approval of N.B. 585-51.

PREMISES AFFECTED—354-364 Fountain avenue, northwest corner of Blake avenue, Block 4263, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Ringel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 22, 1954 reads:

"Premises: 354-364 Fountain Avenue, N. W. cor. Blake Avenue, Brooklyn—Block 4263, Lot 54—Application N.B. 585/51.

Dear Madam & Gentlemen:

You are hereby advised that I have this day revoked approved application N.B. 585/51 by authority of Article V, Section 22-B of the Zoning Resolution.

Effective June 30, 1952, the use district in which these premises are located was changed from a "Business District" to a "Residence District" in which the proposed structure to be occupied as stores does not conform to Art. II, Sec. 3 of the Zoning Resolution.

The records in this office show that Permit 10385/51 issued on N.B. 585/51 expired on November 7, 1952.

An inspection of the premises on March 16, 1954 revealed that no work has been done above the foundations which is more than one year since the effective date of the change of zoning."

and

WHEREAS, the decision of the borough superintendent dated July 7, 1954 reads:

"Re: 354-64 Fountain Avenue
N.B. Appl. #585/51.

Dear Sir:

This will acknowledge receipt of your letter of July 6th concerning the above premises, in which you request that I cancel my revocation of March 22nd, 1954 of the above numbered application, and in which you further request that I also cancel the pending violations on these premises.

The reasons for the revocation of this application are fully stated in my letter of March 22nd, 1954 to Sutter Construction Inc., owner-builder, and Morris B. Adler, architect. I have carefully reviewed the facts in this case and find that both the revocation and the violations were properly and legally issued.

Your request is therefore hereby denied."

and

WHEREAS, the applicant states that the premises consist of a lot 100 ft. front by 100 ft. in depth, located in a residence use, D area, class 1 height district, upon which the building in question, now under construction, will be one story, 20 ft. 4 in. in height, 100 ft. front by 90 ft. in depth, of class 3 construction; and

WHEREAS, violation No. 964-54 issued by the Borough Superintendent March 30, 1954, reads:

"You will please take notice that there exists a violation of Section 8.2.8 at the premises above described, in that

"Construction work on described building has been suspended leaving an abandoned excavation N.B. 585/51 has been revoked as proposed structure is in violation of the Zoning Resolution.

"See violation Zone Sec. 22B #56/54, and construction may not be resumed.

Remedy:

You are hereby ordered and directed to fill in excavation to legal grade."

and

WHEREAS, violation No. 56/54 issued by the Borough Superintendent March 31, 1954, reads:

"You will take notice that there exists a violation of Section 22B of the Zoning Resolution of the City of New York at the premises above described, in that being located in a residence use district, said building or premises is being unlawfully used as a:

"New Building application 585/51 has been revoked as of March 22, 1954. Proposed structure is designated to be occupied as stores. These premises are presently zoned as a Residence District in which the erection of a building for such use is not permissible.

You are hereby ordered to permanently discontinue the above unlawful use and cease operating said building or premises:

Fill in present excavation to grade.

Note: Filed in conjunction with violation 961/54."

and

WHEREAS, a prosecution in the municipal term of the magistrate's court relating to the building in question resulted in an adjournment from September 13, 1954 to October 25, 1954 to permit the defendant to file an appeal with the Board; and

WHEREAS, the applicant contends that on July 16, 1951 the Borough Superintendent approved plans and applications for the construction of the building in question and on November 15, 1951 issued a permit for the construction as reflected in said plans; that at the time of the filing of plans and the issuance of the permit, the premises were in a business use district; that in furtherance of the plans and permit, the applicant caused to be constructed the foundation for the structure set forth in said plans; that the foundation was installed after excavation therefor and said excavation and foundation were constructed in accordance with law; that at the time of the excavation and installation of the foundation, the premises were zoned for business; that the applicant has expended a sum in excess of \$7,000 for the excavation, construction of the foundation and architectural fees and had progressed with the construction as to acquire a vested interest in the use for business purposes; that on or about June 30, 1952 the use district was changed from a business to a residence district; that the Borough Superintendent refused to recognize the vested interest of the applicant in a business use and revoked the application and permit and placed violations against the premises; that the said Borough Superintendent refused to cancel his revocation and violations despite the vested interest of the applicant; that section 22-b of the zoning resolution, effective April 7, 1952, upon which the Borough Superintendent relies, is inapplicable to the premises in that prior to the time of the enactment thereof, the applicant had acquired a vested right to use the premises for business purposes and the said statute is applicable only to construction commenced subsequent to the enactment thereof; and

WHEREAS, the premises was inspected by a committee of the Board which is of the opinion that the applicant obtained vested rights by having completed the excavation and foundations to grade prior to the change of zone and that the requirements of Section 22B do not apply in view of the fact the work was completed up to grade before Section 22B became effective.

Resolved, that the decisions of the Borough Superintendent, dated March 22, 1954 and July 7, 1954, be and they hereby are reversed in view of the above statement and that the appeal be and it hereby is granted, and that Permit #10385/51 issued against NB 585/51 shall be reinstated.

362-54-A

APPLICANT—Technicon Chemical Co., Inc., owner.

SUBJECT—Application reopened November 30, 1954 and restored to docket—Re: Packaging, storage and sale of

MINUTES

mixture known as Technicon (clearing agent) Dchydant, Type C650 in glass containers (capacity of containers in excess of 32 oz., contrary to Administrative Code requirements), previously dismissed for lack of prosecution.

APPEARANCES—

For Applicant: Howard Greenberg.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, order No. 1013-4 issued by the Fire Commissioner February 15, 1954 and repeated in a decision of the Fire Commissioner dated April 14, 1954, reads:

"Inflammable Mixtures

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Discontinue the storage or sale of any combustible mixture which is not manufactured under a permit or certificate of approval issued by the Fire Department, and which is not properly labelled with the number of such permit or certificate of approval.

3. Discontinue storage of combustible mixture "Technicon Clearing Agent" Certificate of Approval 1777 in unapproved containers. C19.62.0.B."

and

WHEREAS, the applicant states that it is proposed to package Technicon clearing agent No. C-650 in amber glass bottles of the Boston round type having a capacity of 128 ounces as manufactured by the Owens Illinois Glass Company, each such gallon container to be packaged in a 275 lb. test corrugated cardboard double wall carton with 275 lb. corrugated inserts on all 4 sides and top and bottom; and

WHEREAS, the applicant contends that the use of metal containers as normally required for combustible mixtures is completely unsatisfactory due to a corrosive action on the tin plate of the containers which on prolonged storage affects not only the quality of the contents but eventually corrodes the container and allows the contents to escape; that glass proves to be a completely satisfactory container from a non-corrosive point of view; that the product is not sold through dealers but is sold only directly to the laboratories of hospitals and to research institutions carrying on special laboratory work; that the use of material in laboratories is such that quantities required must be packaged in 4-liter containers; that the product was developed to replace highly inflammable products previously employed for the purpose; that the flash point of the material is 127.4°F. open cup; that Certificate of Approval #1777 has already been issued by the Fire Department for this material as a combustible mixture; that the product in question is for use in an apparatus called autotechnicon employed in the histology laboratories of all hospitals and in research laboratories throughout the country; that this device has been approved by the Underwriters' laboratories when used with the product which is the subject of this appeal.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #1013-4, Objections 1 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the project as proposed to be marketed in one gallon bottles, as proposed and as indicated on plan marked "Received May 3, 1954" (1 sheet), *on condition* that in shipping such bottles in packages, corrugated inserts as proposed shall be used; that the contents shall not have a flashpoint less than as stated and shall be labeled as may be required by the Fire Commissioner.

SUBJECT—Application May 13, 1953—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—22-19 41st avenue, northwest corner of 23rd street (2nd and 3rd floors); (Block 409, Lot 1); Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: James B. Anderson, Jr.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #42907 LC issued by the Fire Commissioner June 11, 1952 and referred to in his decision dated April 13, 1953, reads:

"7. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by C19-98.0-b. Administrative Code."

and

WHEREAS, the applicant states the building is 7 stories in height, 175 ft. 10 in. by 100 ft. 10 in. in area, erected in 1924, in an unrestricted use, B area, Class 1½ height district; used and occupied since 1940: Basement—boiler and meter rooms, 2 persons; 1st floor—storage, shipping and receiving, 6 persons; 2nd floor—offices and storage, 60 persons; 3rd floor—packing candy, 125 persons; 4th floor—candy factory, 125 persons; 5th floor—candy factory, 80 persons; 6th floor—dry storage and processing, 75 persons; 7th floor—dry storage and processing, 50 persons. The building is provided with an approved standpipe system; there are two interior 44 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #10357 issued July 3, 1924, upon completion of work under N.B. 409/22 permits the use of the building as a factory, number of occupants not stated; and

WHEREAS, the owner was fined in Magistrates Court February 3, 1953, on charge of violation of the Administrative Code; and

WHEREAS, the applicant states the eight Freon 12 compressor and condensor units located on the 2nd floor are in a storage room and are all Class C systems, consisting of four ¾ h.p. units each containing 18 lbs. of refrigerant, two h.p. units each containing 15 lbs. of refrigerant and two 1½ h.p. units each containing 12 lbs. of refrigerant; that each unit is independently connected to a cooling coil located in a cooling tunnel on the 3rd floor; that the order of the Fire Department is objecting to the running of liquid and suction Freon 12 lines from the units on the 2nd floor to the 3rd floor; and

WHEREAS, the applicant contends there is no space available on the 3rd floor to locate this equipment all on that floor; that the entire building is occupied solely by the owner and the equipment is under the control of the owner and with licensed operators; that the installation does not constitute a hazard to either life or property; and

WHEREAS, the applicant contends that the entire occupancy is for the manufacture of candy and as the systems in question are all Class C, containing less than 20 lbs. of refrigerant, it is felt that the Fire Commissioner's order should be modified; and

WHEREAS, the applicant states that all the conditions imposed by the Board under Cal. No. 709-40-A are existing and the resolution of the Board under that calendar number has been complied with and the installation inspected and approved and permit issued; and

WHEREAS, on July 16, 1940, under Cal. No. 709-40-A the Board modified a decision of the Fire Commissioner dated June 24, 1940, relative to the relocation of a 60-ton air conditioning system on these premises extending from the 1st to the 2nd floor, on condition that ducts between the 1st and 2nd stories be equipped with fire dampers and with

389-53-A

APPLICANT—James B. Anderson, Jr., for Barricini, Inc., owner.

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asbestos insulation to the satisfaction of the Fire Commissioner; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain condition.

Resolved, that the order of the Fire Commissioner dated June 11, 1952, cited in Order No. 42907 LC, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that in all other respects the refrigerating system shall comply with the requirements therefor and shall be maintained to the satisfaction of the Fire Commissioner, other than as *modified* under Cal. No. 709-40-A, on July 16, 1940, and as shown on plans filed with this appeal marked, "Received, May 13, 1953" (2 sheets).

573-54-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—60 Wall Tower Inc.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent re Revocation of Elevator Application 333-53.

PREMISES AFFECTED—60-62 Wall street, north side, 233.54 ft. west of William street and 63-67 Pine street, Block 40, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Malachy J. Wade and A. E. Thurber, Jr.

For Opposition: Leo V. McLaughlin, A. R. George, C. Joseph Danahy and M. N. Nyberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert

and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the Hydraulic Elevator and Machine Co., Inc., has recognized the jurisdiction of this Board as to the requirements that all materials and appliances are to be submitted to and approved by the Board before they can be lawfully installed or incorporated in buildings in New York City and have filed with the Board applications for approval of their appliances; and

WHEREAS, the Interborough Co. Inc. have supplemented their prior application as approved by filing a new application, submitting their appliance as redesigned; and

WHEREAS, a letter addressed to the Board, dated January 25, 1955, from the attorneys of the Interboro Elevator Co. Inc. reads as follows:

"Inasmuch as you are requiring the Hydraulic Elevator & Machine Company of 236 Butler Street, Brooklyn, New York, to secure approval from the Board of Standards and Appeals for their elevator equipment, we are authorized by our client, Interboro Elevator Co., Inc. to withdraw said appeals." (No. 573-54-A—Premises: 60 Wall St., Manhattan; No. 574-54-A—Premises: 2 West 55th St.).

WHEREAS, this Board is taking no action to determine at this time as to whether the installations at 60 Wall street and 2 West 55th street are in compliance with the provisions of the Administrative Building Code.

Resolved, that this appeal be and it hereby is *withdrawn* on request of applicant.

574-54-A

APPLICANT—Interboro Elevator Co., Inc.

OWNER OF PREMISES—Gotham Hotel Inc.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent, re Revocation of Elevator Application 348-52.

PREMISES AFFECTED—2 West 55th street, southwest corner of 5th avenue, Block 1270, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant—Malachy J. Wade and A. E. Thurber, Jr.

For Opposition: Leo V. McLaughlin, A. R. George, C. Joseph Danahy and M. N. Nyberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert

and Keating and Deputy Chief Connolly 0

Negative 0

THE RESOLUTION—

WHEREAS, the Hydraulic Elevator and Machine Co., Inc. has recognized the jurisdiction of this Board as to the requirements that all materials and appliances are to be submitted to and approved by the Board before they can be lawfully installed or incorporated in buildings in New York City and have filed with the Board applications for approval of their appliances; and

WHEREAS, the Interborough Co. Inc. have supplemented their prior application as approved by filing a new application, submitting their appliance as redesigned; and

WHEREAS, a letter addressed to the Board, dated January 25, 1955, from the attorneys of the Interboro Elevator Co. Inc. reads as follows:

"Inasmuch as you are requiring the Hydraulic Elevator & Machine Company of 236 Butler Street, Brooklyn, New York, to secure approval from the Board of Standards and Appeals for their elevator equipment, we are authorized by our client, Interboro Elevator Co., Inc. to withdraw said appeals." (No. 573-54-A—Premises: 60 Wall St., Manhattan; No. 574-54-A—Premises: 2 West 55th St.).

WHEREAS, this Board is taking no action to determine at this time as to whether the installations at 60 Wall street and 2 West 55th street are in compliance with the provisions of the Administrative Building Code.

Resolved, that this appeal be and it hereby is *withdrawn* on request of applicant.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).

SUBJECT—Application February 26, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue (Block 1557, Lot 104), Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 2 P.M. for applicant to obtain consent from the adjoining property owner for the exit passage from the rear of the building through to East 95th street.

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.

SUBJECT—Application May 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue (Block 908, Lot 45), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 2 P.M., for inspection and decision.

MINUTES

454-54-A

APPLICANT—John F. Fitzsimons, for Stephen Cea, owner.
SUBJECT—Application June 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-82 198th street, west side, 65 ft. north of Jamaica avenue, Block 10466, Lot 78, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P. M. at the request of the applicant.

484-54-A

APPLICANT—L. B. Santangelo, for Ernest Hoehn, trustee.
SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 2 P. M. for applicant to file revised plan, if it is desired to continue the use of cellar for showroom purposes and to provide proper exits therefrom.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore A. Mazza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 1, 1955, at 2 P. M. for further consideration for applicant to discuss with owner the installation of a one-source sprinkler system; hearing previously closed; premises inspected.

595-32-BZ

APPLICANT—Gerosa-Paladino Holding Corp., owner.

SUBJECT—Application for consideration—reopening and amendment as to use of acetylene torch with repairing permitted—re Application (decision of the superintendent of buildings), previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—2180 Webster avenue, corner of East 182nd street, Block 3030, part of Lot 42, Borough of The Bronx.

APPEARANCES—

For Applicant: George Aiken.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 21, 1933, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, a three h.p. motor for driving an air compressor does not require action by this Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 21, 1933, by adding thereto:

"in connection with the maintenance and operation of a motor vehicle repair shop there may be permitted the use of an acetylene welding torch and one ½ h.p. motor, providing such welding torch is subject to a permit issued by the Fire Commissioner." (N.B. 563/32)

44-39-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair Refining Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—108-15 Northern boulevard, northwest corner of 110th street, Block 1703, Lot 44, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 21, 1939, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 9, 1940; and

WHEREAS, the resolution was amended on November 18, 1952 and July 7, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1939, and as thereafter *amended* by resolutions adopted through July 7, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and that work is about to start, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 673/54 and N.B. 7597/38)

738-45-BZ

APPLICANT—James Whitford, for Fabian Enterprises, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 7e of the zoning resolution, permitting in a residence and business use district, the parking of more than five motor vehicles for patrons for proposed drive-in theatre, for a term of five years.

PREMISES AFFECTED—2865 Richmond avenue and 10 Yukon avenue, southeast corner, Block 2460, Lot 100, New Springville, Borough of Richmond.

MINUTES

APPEARANCES—

For Applicant: William E. Roehrig and Lawrence C. Gibbs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 29, 1946, on certain conditions; and

WHEREAS, the term of variance and time to complete was extended on May 14, 1946; and

WHEREAS, time to obtain permits and complete the work was again extended on July 8, 1947; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1946, as thereafter *amended* by resolutions adopted through July 8, 1947, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * that this variance shall continue for a term of ten (10) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N.B. 219/45 & N.B. 243/47)

154-50-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Krisch, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car laundry, motor vehicle repair shop, accessory sales, and office, and permitting the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—5213-5219 Flatlands avenue and 1260-1264 East 53rd street, northwest corner and 5212 avenue J, Block 7800, Lots 39-41, 42 and part of Lots 34 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 13, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 10, 1951 and January 19, 1954; and

WHEREAS, the resolution was amended on January 19, 1954 and July 13, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 1, 1950, and thereafter *amended* by resolutions adopted through July 13, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that, in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1860/50 and Misc. 1579/54)

380-50-BZ

APPLICANT—Levy and Nevins, for Reiner Heating Corp., owner (Tremont Chevrolet Company, Inc., lessee).

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building, for the storage and sale of auto parts, office, sale and display of new and used cars, motor vehicle repair shop, motor vehicle service to new and used cars, including lubrication greasing and washing.

PREMISES AFFECTED—Southeast corner of Bruckner boulevard and Colgate avenue, Block 3649, Lot 30, Borough of The Bronx.

APPEARANCES—

For Applicant: Saul S. Nevins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 25, 1950, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 25, 1950, by adding thereto:

"that in connection with signs, the illuminated fixtures practically on the building line, consisting of six with 'O.K.' illuminated lights, one on each standard, as indicated on plans filed with this request for amendment, marked 'Received September 8, 1953' may be continued on condition that in all other respects the resolution above cited shall be complied with." (N.B. 515/50)

794-50-BZ

APPLICANT—Ervin Palmer, for Ruth G. Mandel, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—333-335 West 17th street, north side, 374 ft. west of 8th avenue, Block 741, Lots 17 and 18, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 6, 1951, on certain conditions; and

WHEREAS, the term of variance and time to complete the work were extended on February 10, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 6, 1951, and thereafter *amended* on February 10, 1953 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five years, from the date of this *amended* resolution, to permit * * * that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within three months from the date of this *amended* resolution." (Alt. App. 1921/50)

732-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Cecelia Green, owner.

SUBJECT—Application for consideration—reopening and approval of working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i, 7h and 7A of the zoning resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—1141-1157 Utica avenue and 5001-5011 Clarendon road, northeast corner, Block 4761, Lots 37, 39, 40, 41 and 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working plans approved on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working plans, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working plans marked "Received December 27, 1954" as in substantial compliance with the requirements of the resolution adopted on October 26, 1954, *on condition* that pump islands shall be located not nearer than 15 feet to the street building line. (N.B. 1027/51)

44-53-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Faraldo, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles and the sale and display of used cars.

PREMISES AFFECTED—185-189 Woodpoint road and 221-229 Skillman avenue, northeast corner, Block 2884, Lots 1 and 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Burdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been completed but there was a delay in issuing the Certificate of Occupancy, that all permits required and a Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1017/52)

206-53-BZ

APPLICANT—Anthony J. DePace, for Rev. Mario J. Ponsiglione, Pastor, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, E area district, the erection and maintenance of a school and auditorium, without the required setback from street line.

PREMISES AFFECTED—2872 Morris Park avenue, southwest corner of Pilgrim avenue and intersection of Mayflower avenue, Block 4192, Lot 23, Borough of the Bronx.

APPEARANCES—

For Applicant: John A. DePace and Joseph M. Mishure.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 243/53)

MINUTES

208-53-BZ

APPLICANT—Ingram S. Carner, for William Rishkes, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), storage and sales of accessories, motor vehicle repairs, and office and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—5801-5829 Flatlands avenue and 965-977 East 58th street, northeast corner and 892-896 East 59th street, Block 7762, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 26, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is about to commence, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 159/53)

704-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application for consideration—reopening and extension of time to submit working plans—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution and permitting in a retail use district the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt portion of plot for a term of years.

PREMISES AFFECTED—145-55 New York boulevard and 145-55 to 145-66 Farmers boulevard, northeast corner, Block 13313, Lot 40, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 23, 1954, on certain conditions; and

WHEREAS, the resolution was amended extending time to file working drawing on May 25, 1954 and September 21, 1954; and

WHEREAS, the applicant requested a further extension of time to submit working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, and as amended by resolution adopted September 21, 1954, only so far as it has reference to the submission of working drawings, so that as amended this portion of the resolution shall read: "working plans shall be filed within three months from the date of this *amended* resolution". (N.B. 352/53)

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider extension of use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7c and 21 of the zoning resolution, permitting in a residence use district, the extension and change of use from public garage to gasoline service station, lubritorium, car washing, motor vehicle repairs and accessory sales and office; and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—1709-1719 Cross Bronx Expressway, north side, 84.10 ft. east of Noble Avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of the Bronx.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R & P Associates, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider additional entrance subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting partly in a retail use and partly in a business use district, the erection of a building to be occupied as stores and garage for the parking of more than five motor vehicles and a vacant portion at rear occupied for open air parking and storage of more than five motor vehicles.

PREMISES AFFECTED—821-827 7th avenue and 159-67 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider additional entrance.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

606-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.
SUBJECT—Application for consideration—reopening to consider new facts and new hearing—re Application (decision of the borough superintendent), previously denied, under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2515 Williamsbridge road, south junction of 2510 Paulding avenue, Block 4450, Lot 89, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II for rehearing subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, Block 280, Lot 10, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application to reopen dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

115-48-BZ

APPLICANT—Ivan Pinsker, for Sam Glorit, owner.
SUBJECT—Application for consideration—reopening and amend as to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy from private garage for five motor vehicles, gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five motor vehicles.

PREMISES AFFECTED—509-515 Remsen avenue, east side, 130 ft. south of Linden boulevard, Block 4687, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application to reopen dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

557-52-SA

APPLICANT—Robert H. Mitchell, for Peerless Mfg., Corp., Inc., owner-manufacturer.

SUBJECT—Application for consideration—reopening and amend for report as to use—re Peerless Gas Unit Heater, Model Nos. 65, 85, 100, 150 and 200; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to proposed amendment of other models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

497-54-SA

APPLICANT—John J. Nesbitt, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment for report as to use—re Nesbitt Gas-fired Unit Heater, Models G25-F, G50-F, G75-F, G100-F, G130-F, G170-F and G200-F; previously approved.

APPEARANCES—

For Applicant: Michael J. Murray.

ACTION OF BOARD—Application reopened for report as to proposed extension of use of the appliance.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

8-51-SA

APPLICANT—Martin Equipment Corporation, owner-manufacturer.

SUBJECT—Martin Model 66 Petroleum Dry Cleaning Unit, approval of.

APPEARANCES—

For Applicant: Hy Sherman.

ACTION OF BOARD—Application withdrawn; appliance sold to the American Laundry Machine Corp.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

805-47-SA

APPLICANT—Remy J. Schrank, owner.

SUBJECT—Schrank Safety Control, Model S, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

44-51-SM

APPLICANT—Double B Products Co., Inc., owner-manufacturer.

SUBJECT—Safe-Tree (fire-retardant spray for christmas trees), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

73-51-SA

APPLICANT—Turco Products, Inc., agent, for Malsbary Mfg. Company, owner-manufacturer.

SUBJECT—Storm King Cleaner, manufactured gas fired, Automatic Hot Water Cleaning Machine, Model F.M.G., approval of.

APPEARANCES—

For Applicant: Charles W. Zobel.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

76-51-SA

APPLICANT—Crotty Manufacturing Corp., owner-manufacturer.

SUBJECT—Visual Visco Fuel Oil Heater, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

92-51-SA

APPLICANT—Dry Ice Converter Corp., owner-manufacturer.

SUBJECT—Dry Ice Converter (full-opening), Models 300, 600, 750 and 1000 lbs. capacity (carbon dioxide gas and liquid), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

120-51-SM

APPLICANT—The McKay Company, owner-manufacturer (C. B. Culbert, Jr., agent).

SUBJECT—McKay 15 Mild Steel Welding Electrode, 3/32 in., 1/8 in., 5/32 in., 3/16 in., 7/32 in., 1/4 in. and 5/16 in. diameters, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

164-51-SA

APPLICANT—Baker Refrigeration Corp., owner-manufacturer.

SUBJECT—Baker-Central Air Conditioning Units, Models CA-300, CA-500, CA-750, CA-1000, CA-1500, CA-2000, CA-2500, CA-3000 and CA-4000, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

250-50-SA

APPLICANT—The Liquid Carbonic Corporation, owner-manufacturer.

SUBJECT—Liquid CO₂ storage vessel, 17 ton, approval of.

APPEARANCES—

For Applicant: Eugene Gal.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 4:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 7, 1954, as they appeared in Bulletin No. 50, Vol. 39, are hereby corrected to read as follows:

663-54-BZ

APPLICANT—Samuel Rosenblum for Marchant Estates, Inc., owner.

SUBJECT—Application September 9, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubricatorium, washing of cars, storage and sale of accessories and office; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—24-34 Lafayette street, 530-532 Pearl street, northwest corner and 41 Elk street, Block 168, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum, H. Christian and H. Rosenblum.

For Opposition: Edw. Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connors 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin, laid over to December 7, 1954, for additional information from the Park Department and for further consideration by the Board; hearing closed; and

MINUTES

WHEREAS, the district maps accompanying the zoning resolution show that the site and Pearl street are in a retail use, B area, class 2½ height district; Elk street is in retail and business use, B area, class 2½ height districts; Lafayette street is in residence and retail use, B area, class 2½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 2, 1954 acting on N.B. Applic. 103-54, reads:

"1. Proposed reconstruction of existing gasoline service station, lubritorium, office, sales of accessories, washing and parking of cars waiting to be serviced in a Retail Use District is contrary to Section 4A & 4(a) (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 154 ft. 5¾ in. frontage by 69 ft. 10¼ in. in depth, on which is located a gasoline service station now operating under certificate of occupancy and permits from the fire department; that the plot is a triangular plot, block 168, Lot 12 having a frontage of 154 ft. 10 in. on Lafayette street, 70 ft. on Pearl street and 140 ft. 3 in. on Elk street; that it has been in operation since 1923 when certificate of occupancy No. 6085-23 was issued for a gasoline and oil station, after completion under N.B. 610-22; that a copy of this certificate is filed with this application; that the district was unrestricted at that time and was unrestricted until June 30, 1952 when it was changed from unrestricted to retail; that in 1927 under N.B. 102-27 a one story office of the gasoline station was erected and received certificate of occupancy No. 12862 dated August 16, 1927; that in 1948 under Alt. Applic. 1779-47 six underground gasoline storage tanks were installed as part of the alteration; that this installation was approved by the fire department under date of March 24, 1948 and a temporary certificate of occupancy was issued, No. 33863 dated April 1, 1948 for said use followed shortly by a permanent certificate of occupancy No. 34430 dated August 27, 1948 for a gasoline service station and storage and parking of more than five motor vehicles; that the records of the department of housing and buildings indicate that the existing curb cuts were approved by the department of borough works and referred to in letter of the department of borough works dated August 20 1948 and filed with Alt. Applic. 1779-47; that an additional curb cut of 30 ft. on the Pearl street front was approved under N.B. 48-48; that subsequent to the approvals of the fire department, department of borough works and building department, the new certificate of occupancy numbered 34430 was issued, which is the existing certificate of occupancy; that permits have been obtained from the fire department, the latest one being E.114366, for the gasoline storage system and air compressor and lubricating oil and kerosene oil for use; and

WHEREAS, the applicant states that it is proposed to remodel this station, removing the grease pits which are now in the open and place them under cover in a one story structure covering the Pearl street side; that a modern office and rest rooms will be provided so as to present an harmonious architectural design; that the present one story office will be replaced by this new office; that as this office structure covers the section where the old tanks were installed in 1948, it is intended to remove same and a new bank of gasoline tanks and lubricating oil tanks will be installed; that all old existing tanks will be properly filled in, in accordance with the rules, and the new eight tanks will replace the two existing banks of 6 and 7 tanks; that the same number of pumps will be maintained; and

WHEREAS, the applicant contends that under the proposed operation of a leading oil company, it is not intended to store parked cars as evidenced by the photographs; that only cars coming in to be serviced are to be stored here; that there will be no washing as the principal business of the establishment, only that incidental to the operation of a gas station; that the office structure will be of modern design; that as a further improvement, the curb cuts existing on Pearl street will be closed up and also the most southerly

cut on Elk street; that the most southerly existing curb cut on Lafayette street will be moved north to beyond the new office structure and there will thus be a decrease in the amount of curb cuts heretofore approved; that in connection with the answer to question L3 of the application, there is on the east side of Lafayette street a small park with entrances on the side streets—Pearl and Worth streets; that parking meters have been provided along the streets surrounding this park on Lafayette, Pearl and Centre streets; that this application is not for a new gas station as the premises is operating under an existing certificate of occupancy; that it is only because of the change to retail district that the department of housing and buildings raised this objection; that the proposed work will be a vast improvement over existing conditions; that all old signs now on the premises will be removed and a non-flashing sign will be erected in conjunction with the office and a new sign and pole at the intersection of Elk and Lafayette streets; that the regular storage of cars will be eliminated—only those being serviced; that inasmuch as the proposed modernization will be a vast improvement to the neighborhood over that existing today and as this gas station has been in continuous operation since 1923, under existing certificates of occupancy, permission is requested to make the improvements as outlined in plans submitted with this application; and

WHEREAS, the applicant states that the present owner has held title to the property since April 26, 1922; that the assessed valuation of land is \$105,000 and of the building \$5,000 making a total of \$110,000; that the building was erected 1922; and

WHEREAS, the premises and the surrounding area were inspected by a Committee of the Board; and

WHEREAS, the premises appear to be within an area to be acquired by the City of New York for the improvement of the surface street system in connection with the Manhattan approaches to the Brooklyn Bridge; and

WHEREAS, there appears to be no final approval of such plans as yet and no appropriation of funds to carry them out; and

WHEREAS, the Board deemed that the arrangement of the present gasoline service station is undesirable and that it has objectionable signs and open greasing pits which under the resolution herein proposed would be eliminated; and

WHEREAS, the Board deems that if and when the City desires to condemn the property for such street purposes as proposed, the arrangement as herein permitted would not, in the opinion of the Board involve a materially greater damage cost than the present construction, which is lawfully maintained; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7, subdivision c of the Zoning Resolution to permit the lawfully existing gasoline service station to be rearranged and reconstructed substantially as proposed and as indicated on plans filed with this application marked, "Received, September 9, 1954" (4 sheets), and "October 13, 1954" (one sheet), *on condition* that all structures shall be removed from the premises; that the premises shall be rearranged substantially as indicated on such plans above cited, except that no signs shall be erected above the roof, including the proposed non-flashing pylon as shown; that all signs permitted shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps and a post standard for supporting a two leafed sign at the intersection of Lafayette Street and Elk Street, which may be illuminated as indicated to extend over the building lines for a distance of not more than four feet and excluding all roof signs and temporary signs; that the accessory building shall be arranged and constructed substantially as proposed and shall be of face brick; that there shall be no cellar under such accessory building; that the number of gasoline storage

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tanks shall be restricted to ten 550 gallon approved tanks; that the gasoline pumps shall be of the low type and shall be erected not nearer than *ten* (10) feet to the street building line; that the sidewalk and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts not over thirty feet in width from Lafayette Street and one curb cut of similar width from Elk Street; that no curb cut shall be constructed within fifteen feet of an intersection; that the premises where not occupied by the accessory building and pumps shall be paved with concrete or asphaltic pavement; that parking of cars waiting to be

served may be permitted provided that such parking is on spaces that do not interfere with the servicing of the station; that there shall be no repairing of cars; that there shall be no sale of cars; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—Reference to the distance of the gasoline pumps from the street building line changed from "fifteen" feet to "*ten*" feet, as indicated in italics in the resolution.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 6

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 26, 1955, Copy of Petition and Order of Certiorari was served on the Board by Leon M. Forman, attorney for petitioner and owner of the premises—2015 Lexington Avenue Corp., seeking a review of the Board's determination on December 21, 1954, denying appeal from decision of the Borough Superintendent, acting on Amendment to Alt. Application 849-54, Objection A-2, as to yard area; Cal. No. 570-54-A; Premises 2015 Lexington Avenue, east side, 58 ft. north of East 122nd Street, Borough of Manhattan.

* * * * *

On January 26, 1955, Copy of Petition and Order of Certiorari was served on the Board by Leon M. Forman, attorney for petitioner and owner, seeking a review of the Board's determination on December 21, 1954, denying appeal from decision of the Borough Superintendent, acting on Amendment to Alt. Application 850-54, Objection A-2, as to yard area; Cal. No. 571-54-A; Premises 2017 Lexington Avenue, east side, 72 ft. 6 in. north of East 122nd Street, Borough of Manhattan.

* * * * *

On January 26, 1955, Copy of Petition and Order of Certiorari was served on the Board by Leon M. Forman, attorney for petitioner and owner, seeking a review of the Board's determination on December 21, 1954, denying appeal from decision of the Borough Superintendent, acting on Amendment to Alt. Applic. 848-54, Objection A-2, as to yard area; Cal. No. 569-54-A; Premises 2009 Lexington Avenue, east side, 14 ft. 6 in. north of East 122nd Street, Borough of Manhattan.

* * * * *

On January 28, 1955, Copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Bridge Motor, Inc. and Joseph Liss, owners, seeking to review the Board's denial on November 16, 1954, under sections 7f and 7h of the Zoning Resolution, to permit in a business use district, for a term of fifteen years, the maintenance of existing parking and storage of more than five motor vehicles and also to permit the erection and maintenance of a gasoline service station and office; Cal. No. 737-38-BZ, Vol. III; Premises 1171-1185 River Avenue, west side, 100 ft. south of East 167th Street, Borough of The Bronx.

* * * * *

On January 28, 1955, Copy of Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for Edward Senft and Arthur Senft, owners, seeking a review of the Board's denial of their application on December 14, 1954, under Section 7, subdivision e, of the Zoning Resolution, to permit for a term of ten years, in a residence use district, the change in occupancy from garage for more than five motor vehicles to factory for light manufacturing in basement and first floor (Previously granted by the Board for a term of ten years to permit storage of motor vehicles used in oil business of owners); Cal. No. 448-46-BZ, Vol. III; Premises 2354-2372 East 19th Street, west side, 100 ft. north of Avenue X, Borough of Brooklyn.

* * * * *

On February 1, 1955, Copy of Petition and Writ of Certiorari was served on the Board by Edward J. Bausch, attorney for Thomas J. Hall and 35 other intervenors, seeking a review of the Board's determination on January 4, 1955, granting a variance under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, for a term of fifteen years, the erection and maintenance of a storage garage for more than five motor vehicles and a motor vehicle repair shop (including welding, painting and spraying) and the parking of motor vehicles on unbuilt-upon portion of plot for customers and employees; Cal. No. 280-41-BZ, Vol. III; Premises 89 Furman Avenue, west side, 99.5 ft. north of Bushwick Avenue, Borough of Brooklyn.

CALENDAR

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39-55-BZ—H.B.Q.—153-95 Rockaway boulevard, and 153-02 to 153-12 137th avenue, southeast corner and 137-02 to 137-12 154th street, Block 12301, Lot 19, Jamaica, Borough of Queens, Alt. 1559-54—re extension in area of existing gasoline service station, office, etc., parking and storage.

40-55-BZ—H.B.B.—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn, Alt. 2512-53—re area coverage, etc.

41-55-BZ—H.B.M.—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan, Alt. 2082-54—re manufacturing use in retail use district.

42-55-A—H.B.M.—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan, Alt. 2082-54—re egress.

43-55-A—H.B.M.—264-266 Water street, north side, 102 ft. 8½ in. east of Peck slip, Block 106, Lot 7, Borough of Manhattan, Alt. 1525-54—re egress.

44-55-A—H.B.M.—254 West 65th street, south side, 100 ft. east of West End avenue, Block 1156, Lot 59, Borough of Manhattan, Alt. 1101-54—re exits; drop curb permits, etc.

45-55-SA—Avril, Inc. Rinse Water Treatment Pump, Model S. manufactured by Avril, Inc., Appliancee.

46-55-BZ—H.B.M.—34-36 East 60th street, south side, 131 ft. west of Park avenue and 178 ft. east of Madison avenue, Block 1374, Lots 42 and 43, Borough of Manhattan, Misc. P. A. 133-47—re cabaret, etc.

47-55-SM—American Radiator and Standard Sanitary Corp. Syphon Jet Elongated Closet Combination with Cleansing Spray, manufactured by American Radiator and Standard Sanitary Corp., Material.

48-55-SM—National Gypsum Co. "FR" fire-retardant coating for Acoustifibre, manufactured by National Gypsum Co., Material.

49-55-SA—Magie Chef Space Heaters, Gas-fired, Models GH-30, GH-31, GH-135, GH-235, GH-50, GH-51, GH-70 and GH-71, manufactured by Magie Chef, Inc., Appliancee.

50-55-SA—Electric Pipe Line, Inc. Electrical Pipe Line Equipment (fuel oil preheater), manufactured by Electric Pipe Line, Inc., Appliancee.

51-55-SM—Permagile Compound "A" (for welding, bonding, joining, masonry materials, etc.), manufactured by Permagile Corp. of America, Material.

52-55-BZ—H.B.Bx.—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx, N.B. 1036-54—re gasoline service station, auto washing, lubritorium, office, etc.

53-55-BZ—H.B.Q.—44-15 Kissena boulevard, east side, 102.8 ft. south of Cherry avenue and 40-10 Cherry avenue, Block 5192, Lot 27, Flushing, Borough of Queens, Alt. 2953-54—re parking for employees' and patrons' cars; business entrance, etc.

54-55-BZ—H.B.Q.—107-18 Merriek boulevard, west side, 146.47 ft. south of 107th avenue, Block 10170, Lot 46, Jamaica, Borough of Queens, Alt. 70-55—re extension of existing non-conforming use, etc.

55-55-A—H.B.M.—43-45 White street, south side, 125 ft. 11½ in. east of Church street, Block 175, Lot 20, Borough of Manhattan, Alt. 124-55—re exits, etc.

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702-53-A—H.B.M.—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan, Amendment to Alt. 362-53.

613-52-A—Vol. II—H.B.M.—21 East 67th street, north side, 50 ft. west of Madison avenue, Block 1382, Lot 15, Borough of Manhattan, Amendment to Alt. 155-52.

193-54-A—H.B.M.—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan, Amendment to Alt. 210-54.

62-54-A—H.B.Bx.—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx, Amendment to Alt. 858-53.

56-40-BZ—Vol. IV—H.B.Bx.—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx, Alt. 1096-54.

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Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
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Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July	31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24

CALENDAR

Last Publication in Bulletin

Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Nov.	11, 1947—Vol. 32, No. 45
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 8, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place and 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist supply, manufacturing of florist ornaments and decoration, sales and storage, loading and unloading, and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

Laid over from December 14, 1954, to February 8, 1955, for inspection and decision; hearing closed.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196 38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; applicant to file revised plans.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner (Rich-Haven Motor Sales, Inc., lessee).

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in the residence and business use district the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision; applicant to file new decision of the Borough Superintendent; hearing closed.

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner (Quality Mirror Works, Inc., lessee).

SUBJECT—Application reopened March 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner (Socony Vacuum Oil Company, Inc., lessee).

CALENDAR

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 115.44 ft. north of Gun Hill road, Block 4643, Lot 9, Borough of The Bronx.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

Laid over from December 14, 1954, to January 25, 1955, for inspection and decision; hearing closed; then to February 1, 1955, applicant to file revised plans; then

Laid over from February 1, 1955, to February 8, 1955, for applicant to file revised plans showing accessory building along the easterly wall of the premises; hearing previously closed.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application August 2, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

842-54-BZ

APPLICANT—Goldwater and Flynn, for Newex Corp., owner (20 Broad Street Corp., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 19A9j and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a structure to be used as an office building and stores, without the required loading berth.

CALENDAR

PREMISES AFFECTED—20-26 Broad street and 65 Exchange place, north side, from Broad street to New street and 18-28 New street, Block 23, part of Lot 19, Borough of Manhattan.

855-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Annie Seiden and 242 Madison Street Corp., owners.

SUBJECT—Application November 10, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—30-36 Pitt street, east side, 112 ft. 9½ in. north of Broome street, Block 337, Lots 7, 8 and 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 8, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 8, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

484-54-A

APPLICANT—L. B. Santangelo, For Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).

SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Borough of Manhattan.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

382-43-A—Vol. V

APPLICANT—Henry G. Harris, for Caton Nursing Home, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. V—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

348-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway (2nd floor); Block 286, Lot 60, Borough of Manhattan.

11-55-A

APPLICANT—Ervin Palmer, for C.E.G. Realty Corp., owner.

SUBJECT—Application January 10, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of yard.

PREMISES AFFECTED—24 East 73rd street, south side, 79 ft. west of Madison avenue, Block 1387, Lot 59, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

FEBRUARY 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning February 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of objector; no further requests for adjournment; then

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed; applicant to submit more complete plans of proposed use.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of attorney for objectors; no further requests for adjournment; then to February 15, 1955, for inspection and decision; hearing closed.

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38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion, and to change its use to high speed auto laundry, and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision without further argument; hearing closed.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

Laid over from January 25, 1955, to February 15, 1955; applicant to notify affected property owners by regular mail.

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a

residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed; then to February 15, 1955, for applicant to submit revised plans showing less coverage of the vacant plot and with a substantial area vacant along side lot line of adjoining house to the west, eliminating unloading space and with planting in place thereof; suitable fences along the west line; hearing previously closed.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

Laid over from January 11, 1955, to February 1, 1955, for decision by the Board, no further argument; hearing closed; then to February 15, 1955, for applicant to submit revised plans and for further inspection by Committee of the Board; hearing closed.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

321-49-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the extension use and area of existing gasoline service station, to include gasoline service station, lubri-

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torium, auto washing, motor vehicle repairs and office and the parking of motor vehicles waiting to be serviced.
PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

50-54-BZ

APPLICANT—Ferdinand Savignano, for Vito Martino, owner.
SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a zoning resolution, to permit in a business use, C area district the extension of existing structure on first floor, using more than the area permitted.
PREMISES AFFECTED—6621-18th avenue, east side, 20 ft. north of 67th street, Block 5561, Lot 2, Borough of Brooklyn.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.
SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.
PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, south east corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

487-54-BZ

APPLICANT—LeRoy Holman, for Gloria and LeRoy Holman, owners.
SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a one family dwelling, nearer to the street line than is permitted.
PREMISES AFFECTED—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).
SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.
PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

687-54-BZ

APPLICANT—Charles M. Spindler, for Louis and Kathleen Pillari, owners.
SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconversion of building from a factory, office, and laboratory to storage garage for more than five motor vehicles and offices.
PREMISES AFFECTED—11-06 to 11-08 30th avenue, and 9-40 Main avenue (street), southwest corner, Block 507, Lot 31, Astoria, Borough of Queens.

747-54-BZ

APPLICANT—George H. Colin, for George H. Van Sieten, owner.

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a business building (stores), without the required set backs from both streets and using more than the area permitted; and to permit the accessory parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

748-54-A

APPLICANT—George H. Colin, for George H. Van Sieten, owner.
SUBJECT—Application October 1, 1954—filed pursuant to section 35, General City Law re erection of premises partly in bed of mapped street proposed widening of Little Neck parkway and a decision of the borough superintendent.
PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.
SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.
PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.
SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.
SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.
PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1955, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

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327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.
SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.
OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.
OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

246-51-A

APPLICANT—Harry and Gabriel Dietz, doing business as Dietz Rayon Waste and Textile Co., lessee for Maege Realty Corp., owner.

SUBJECT—Application April 3, 1951—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—7-9 Bond street, south side, 75 ft. west of Lafayette street, street floor, basement and sub-basement; Block 529, Lots 13 and 14, Borough of Manhattan.

126-52-A

APPLICANT—Windsor Oaks Corporation, owner.

SUBJECT—Application February 2, 1952—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—217-08 to 217-26 and 220-22 to 220-28 73rd avenue, 74-23 to 74-45 220th street, 73-76 to 73-06 and 75-08 to 75-34 Springfield boulevard, 219-12 to 219-18 and 219-33 to 219-55 74th avenue, 219-16 to

219-38 and 219-80 to 219-96 75th avenue, Block 7742, Lot 3; Block 7754, Lot 3; Block 7755, Lot 3 and Block 7739, Lot 3, Bayside, Borough of Queens.

905-54-A

APPLICANT—William J. Taylor, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3-13 West 136th street, north side, 234 ft. 6 in. west of 5th avenue, Block 1734, Lot 1, Borough of Manhattan.

794-54-A

APPLICANT—Julius S. Rapson, for Joseph Sackowski, owner.

SUBJECT—Application October 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-04 Marathon parkway, west side, 384.89 ft. and 334.96 ft. south of Northern boulevard, Block 8215, Lot 57, Douglaston, Borough of Queens.

967-54-A

APPLICANT—Julius S. Rapson, for Joseph Sackowski, owner.

SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-02 Marathon parkway, west side, 334.96 ft. south of Northern boulevard, Block 8215, Lot 54, Douglaston, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 23, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 23, 1955, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for inspection and decision; hearing previously closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

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PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection by the Board and decision; hearing previously closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; hearing previously closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection and decision; hearing previously closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed; then to January 25, 1955, for applicant to file revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station,

lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions; then to January 18, 1955, for applicant to file revised plans as to grade conditions; hearing previously closed; then to January 25, 1955, for consideration of revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northwest corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from January 18, 1955, to January 25, 1955, at request of objector; applicant concurring; then to February 23, 1955, for inspection and decision without further argument; hearing closed.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, hearing closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshcad Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

CALENDAR

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, hearing closed.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed.

765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, per-

mitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

Laid over from January 18, 1955, for inspection; date to be set; then set for further hearing on February 23, 1955.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326, Lot 21, St. Albans, Borough of Queens.

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue and 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

414-54-BZ

APPLICANT—Schrack and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265.22 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

CALENDAR

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under sections 7c and 7l of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waelmer, owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 23, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 23, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

848-53-SM

APPLICANT—Sanford Brick and Tile Company, Inc., owner (Limestone Products Corp., agent).

SUBJECT—Application November 30, 1953—Sanford Brick and Tile Company, Inc., Face Brick Shade Nos. 1, 60, approval of.

793-54-SM

APPLICANT—Cordo Chemical Corporation, owner.

SUBJECT—Application October 14, 1954—Cordoglas (draperies, black-out curtains), approval of.

371-53-SM—Vol. II

APPLICANT—W. L. Gates, for The Celotex Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re amendment of resolution—re Acoustical-Line "Heavy-Duty" Metal Suspension Ceiling.

408-54-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application May 20, 1954—USG Corrutone Acoustical System (acoustical treatment), approval of.

617-54-SA

APPLICANT—Bradley T. Sheridian, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

616-54-SA

APPLICANT—Warren Connolly Co., Inc., agent for Norge Division of Borg-Warner Corporation, owner.

SUBJECT—Application June 22, 1954—Norge Automatic and Norge Semi-Automatic Washers, Models AW-405, AW-410, AW-422, AW-425, AW-450 and AW-420, approval of.

501-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.

SUBJECT—Application June 7, 1954—Ross Fuel Oil Pre-heaters, Type EF, approval of.

589-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.

SUBJECT—Application July 6, 1954—Ross Fuel Oil Pre-heaters (U-tube type), Model EU, approval of.

750-38-SA

APPLICANT—Crane Company, owner.

SUBJECT—Application for consideration—reopening as for amendment to resolution to include additional model number vacuum breaker—re C-7830 Vacuum Breakers for supply fixtures, sizes ⅜, ½, ¾, 1, 1¼, 1½, 2 and 3 inches; previously approved.

CALENDAR

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.

SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45. Borough of Manhattan.

548-52-A

APPLICANT—Frederick A. Ketcher, for Ambrose O'Brien, owner (Edward B. McDermott, lessee).

SUBJECT—Application July 14, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—297 Warren street, north side, 200 ft. west of Smith street, Block 390, Lot 55, Borough of Brooklyn.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

722-54-A

APPLICANT—Ivan Pinsker, for Bush Terminal Buildings Co., owner (Gabriel Century Wood Heel Corp., lessee).

SUBJECT—Application September 12, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—872-890 3rd avenue (882 displayed), west side, 775 ft. north of 36th street, Block 679, Lot 1; Bush Building #10, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

Laid over from January 18, 1955, to March 1, 1955, for inspection and decision; hearing closed.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for applicant to report to the Board as to possibility of rebuilding the entire station; hearing previously closed; then to March 1, 1955, for applicant to submit revised plans.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument, hearing closed.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument; hearing closed.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroli, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision without further argument; hearing closed.

CALENDAR

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use district the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision without further argument; hearing closed.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

509-38-BZ—Vol. II

APPLICANT—Alexander H. McPhee, for Tide Water Associated Oil Co., owner (Otto Strebels, lessee).

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the extension to accessory building on existing gasoline service station to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—202-01 Rocky Hill road, northeast corner of 202nd street, Block 5561, Lots 10, 13 and 62, Bayside, Borough of Queens.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.

SUBJECT—Application April 20, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 44, Borough of Manhattan.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7i and 7j of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nymann, owner.

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees u/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).

SUBJECT—Application June 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corp., owner.

SUBJECT—Application reopened November 23, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22, Borough of Manhattan.

10-55-A

APPLICANT—Reuben Rappaport, for All States Holding Corp., (Parsons School of Design, lessee).

SUBJECT—Application January 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—410-416 East 54th street, south side, 194 ft. east of 1st avenue and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan.

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 8, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matter:

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed; then laid over from January 25, 1955, to March 8, 1955, at request of the applicant.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 15, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 18, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 25, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 1, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 18, 1955, were approved as printed in the Bulletin of January 25, 1955, Vol. 40, No. 4.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch and Fred Wigginton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M., for inspection and decision, without further argument, hearing closed.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Opposition: Ruth Ranson and Rose Shulman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over March 1, 1955, at 10 A. M., for inspection and decision, without further argument; hearing closed.

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954, as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district, the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: Nathan Morgenstern.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A. M. for applicant to submit revised plans showing less coverage of the vacant plot and with a substantial area vacant along side lot line of adjoining house to the west, eliminating unloading space and with planting in place thereof; suitable fences along the west line; hearing previously closed; the premises and area have been inspected by a committee of the Board and committee recommended that plans be revised for further consideration by the Board prior to rendering decision.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under Section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority and Harry Applestein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner (Ciro Sanicola, lessee).

SUBJECT—Application March 4, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southeast corner of Linden boulevard, Block 4486, Lot 1—formerly Lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton, Harry Bram and Ciro Sanicola.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 8, 1955, at 10 A. M. for applicant to file revised plans showing accessory building along the easterly wall of the premises; hearing previously closed.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning

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resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M. for applicant to submit revised plans; hearing previously closed.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—(decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district, the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes, Carl I. Oberg and Anita Oberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A.M. for applicant to submit revised plans and for further inspection by Committee of the Board; hearing closed.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes, Carl I. Oberg and Anita Oberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A.M. for revised plans and inspection in connection with Cal. No. 522-54-BZ; hearing closed.

640-54-BZ

APPLICANT—Boris W. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, northeast corner, Block 5024, Lots 1-4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris W. Dorfman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A.M. for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed.

639-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Joseph Krinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A.M. for inspection and decision without further argument; hearing closed.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—(decision of the borough superintendent) under sections 7c and 19A(j) of the zoning resolution, to permit in a residence and business use district, the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Richard M. Belamy, Dominick Manno and James Manno.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A.M. for inspection and decision without further argument; hearing closed.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the Borough Superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Richard M. Belamy, Dominick Manno and James Manno.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to March 1, 1955, at 10 A.M. for inspection and decision in conjunction with Cal. 703-54-BZ; hearing closed.

518-54-BZ

APPLICANT—John F. Fitzsimons, for Vincent Sepe, owner.

SUBJECT—Application June 22, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (store and garage for two delivery trucks), with a business entrance (curb cut) and a business sign.

PREMISES AFFECTED—118-09 Springfield boulevard and 216-02 118th avenue, southeast corner, Block 12754, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted in view of the residential zoning throughout the area and in view of the partially completed widening of Springfield boulevard, the Committee deemed the matter should rest until more evidence of development is available; and

WHEREAS, the applicant, in view of the report of the committee, requested that the application be withdrawn.

Resolved, that the application be and it hereby is *withdrawn*.

1169-25-BZ—Vol. II

APPLICANT—George H. Colin, for Evangeline Schacht, owner (Cities Service Oil Co., lessee).

SUBJECT—Application reopened January 4, 1955 for consideration as to revised plans—re (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a local retail use district, the reconstruction of existing gasoline service station to include auto laundry (non automatic), lubricatorium, motor vehicle repairs, storage and sale of accessories and office, and permitting a proposed roof sign.

PREMISES AFFECTED—219-33 Hillside avenue, north side, from Springfield boulevard to Braddock avenue, Block 10689, Lot 1, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher and Robert Stanton.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on May 4, 1926 this application (Vol. I) was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station; and

WHEREAS, on July 7, 1953 this application was reopened

as Vol. II, subject to regular procedure, to consider reconstruction; and

WHEREAS, on April 20, 1954, under Vol. II, this application was granted under sections 7c and 7i of the zoning resolution, to permit the existing gasoline service station to be reconstructed and rearranged, under certain conditions; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on January 4, 1955 and set for hearing on February 1, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated January 12, 1955 acting on N.B. Applic. 7122-52, reads:

"1. Proposed reconstruction of the gasoline service station is contrary to the plans incorporated in the resolution of Cal. #1169-25-BZ, adopted by the Bd. of Stds. and Appeals on April 20, 1954."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954, by adding thereto:

"that as proposed temporarily until the street widening of Braddock avenue and Springfield boulevard takes place, the layout of the premises as to location of pumps and rest rooms may be as proposed on revised plan marked 'Received December 15, 1954' (2 sheets), designated as 'proposed plot plan before street widening' and after such street widening, the pumps shall be removed and relocated into an island within the premises, as indicated on plan marked 'Received December 15, 1954' designated as 'proposed plot plan after widening'; that no other changes in the resolution above cited shall be made, except that the design and arrangement of the building may be as indicated on revised plan marked 'Received January 6, 1955', 2 sheets; that such changes of pumps when the street widening occurs shall be made at the expense of this owner and no claim made except for the portion of the land as may be condemned by the city for such widening; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution." (N.B. 7122/52 dated January 12, 1955)

747-48-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug, for John Exeter Realty Corp., owner.

SUBJECT—Application reopened January 4, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, permitting in a business use district, the proposed extension of an existing building used as a poultry market and slaughtering of poultry (previously granted an extension by the Board); the proposed extension to be for mercantile use, the poultry market not to be extended except for loading and unloading at the rear and for the proposed plucking room.

PREMISES AFFECTED—6224 17th avenue and 1685-1693 63rd street, northwest corner, Block 5531, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, on October 26, 1948 this application (Vol. I) was granted by the Board on certain conditions under section 7c of the zoning resolution, to permit in a business use district, the construction of an extension to an existing poultry market (slaughtering of poultry); and

WHEREAS, the resolution was amended on June 1, 1949; and

WHEREAS, time to obtain permits and complete the work was extended on June 1, 1949 and May 31, 1950; and

WHEREAS, on November 18, 1952 the Board reopened the application as Vol. II, subject to regular procedure, to consider extension of building and uses; and

WHEREAS, the applicant submitted a proposal different from that under Vol. II, and requested reopening of the application and amendment of the resolution; and

WHEREAS, this application was reopened on May 12, 1953 as Vol. III and set for hearing on June 9, 1953 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, and notice by regular mail to all owners in the area; laid over to June 19, 1953, for inspection and decision without further argument; then to July 7, 1953, for inspection and decision; and

WHEREAS, on July 7, 1953, under Vol. III, the Board amended the resolution, stating in part "that in event the owner desires to improve the balance of the premises as now proposed and indicated on plans marked 'Received May 27, 1953,' one sheet, and revised plans marked 'received April 28, 1953,' two sheets, such extension of the building may be permitted for mercantile use on condition that the poultry market shall not be extended except for loading and unloading at rear and for proposed plucking room * * *"; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on January 4, 1955 and set for hearing on February 1, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated December 10, 1954 acting on Alt. Applic. 2866-52, reads:

"1. As there was no work started within the year from 7-7-53, the proposed extension of time violates Sect. 22A of zoning resolution."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on July 7, 1953, only so far as it has reference to the obtaining of permits and the completion of work so that, as amended, this portion of the resolution will read:

"that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution, from the date of this amended resolution." (Alt. App. 2866-52)

23-54-BZ

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district the maintenance of existing car port without the required setback and side yard.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: C. L. Koester.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; laid over to January 11, 1955, for inspection and decision; applicant to have complete examination of plans made by the Department of Housing and Buildings; then to February 1, 1955, for inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Coolidge avenue and 141st street are in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 5, 1954 acting on Alt. Applic. 2771-53 and superseded by Alt. Applic. 2771-53 dated October 4, 1954, which reads:

"1. Proposed construction of car port encroaches required side yard which is contrary to Sec. 16B(c) of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 77.07 ft. in depth, irregular, on which is located a one family dwelling; that it is proposed to permit the use of existing car port within the required side yard; and

WHEREAS, the applicant contends that the particular structure to which this application relates is an awning on the east side of the house located approximately 17 ft. from the street, having supporting pillars approximately 5 ft. from the property boundary line; that the lot itself has a 60 ft. street frontage; that at the time the house was originally built the zone was designated as an F zone and as a result, the house itself is only approximately 17 ft. from the street; that in order to fit harmoniously with the house, the proposed awning should be the same distance from the street, even though under G zone regulations the required distance from the street is 20 ft.; that there was originally a basement garage in the rear of the house, but this garage was of faulty design in that it involved an acute 180 degree U turn and the difference between street level and the garage level was approximately 5 to 6 feet; that because of this sharp gradient the garage was impractical for use at any time and in winter weather it was impossible to use the garage under snow and ice conditions and it was therefore necessary to abandon using the garage; that there was a rock garden along the east side of the house that over a period of years channeled the rain water down the basement wall, causing severe water seepage into the basement; that the contractor estimated that it would cost between \$500 and \$600 to excavate along the basement wall and attempt to water-seal it and he could not guarantee that this operation would stop further water seepage; that in an attempt to find an alternative remedy to the water seepage and at the same time to remove the car from the public street, there was constructed a concrete hard stand over the space previously occupied by the rock garden, thereby making a suitable parking stand for the car adjacent to the east side of the house; that this construction reduced the water seepage but there was still considerable trouble in cases of driving rains from the east; that the contractor then suggested the advisability of placing a roof over the concreted area; that this solution appeared completely unfeasible for a long period of time since to roof it with the usual materials

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would have cut off the light and air from the east side of the house, including an important dining room window; that subsequently a new material called fibre glass plastic was developed, which seemed to offer a satisfactory solution to the problem; that this material when used as an awning would permit some degree of shelter to the car and at the same time eliminate the water seepage problem; that this material would permit the retention of all light and air and also provide an awning for a side porch suitable for recreation; that in order to be practical for these various purposes, it was necessary that the three supporting pillars for this awning be located approximately 5 ft. from the east boundary line; that it was not appreciated that the construction of such an awning, as distinguished from a walled-in garage, would violate the zoning regulations and construction was begun but was discontinued under instruction from the authorities of the Borough of Queens; that photographs submitted with this application show the partially completed construction; that if this application is granted it is planned that the facade of the awning would be so finished as to harmonize with the house; that it is not contemplated that the sides of the structure will ever be closed in as to wall in the sides of the awning would in large part destroy the advantages which the fibre glass plastic building material offers with respect to retention of light and air; that the completed structure will be an attractive addition to the house and be in harmony with the general purpose and intent of the zoning regulations; and

WHEREAS, the applicant states that the present owner has held title to the property since December 10, 1937; that the assessed valuation of land is \$4,000 and of the building \$20,000 making a total of \$24,000 that the building was erected 1936; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted for a temporary term under certain conditions, and noted that some of the roof construction was missing and that there is no record that the roof construction is of a type approved by the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit for a term of five (5) years, the use of the premises within the side yard for a car port, which has been constructed, *on condition* that in all other respects the construction and use of materials shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. 24-54-A; and that all permits, including a certificate of occupancy shall be obtained within six months from the date of this resolution.

24-54-A

APPLICANT—Charles L. Koester, for R. O. and Marguerite C. Barr, owners.

SUBJECT—Application January 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-27 Coolidge avenue, north side, 160 ft. west of 141st street, Block 6638, Lot 37, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: C. L. Koester.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 5, 1954, on Alt. App. 2771/53 reads:

"2. Proposed construction of a car port without the req'd enclosure walls is contrary to 8.4.1.10 of B.C."

and

WHEREAS, the applicant states the building is 2 stories, 25 ft. in height, 36 ft. by 22 ft. in area of Class 4 construction, erected in 1936 on a lot 60 ft. front by 68.47 ft. and 77.07 ft. in depth in a residence use, G area, Class 1 height district, for which no certificate of occupancy has been issued; that the building has been in use since 1936 as a dwelling; and

WHEREAS, the applicant states it is proposed to increase the building on the first floor level to 48 feet front and to occupy it as a dwelling and a 1-car carport, as more fully described under application for a zoning variance filed under Cal. 23-54-BZ.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2771/53, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuation of the car port, in accordance with the requirements of the resolution adopted this day under Cal. 23-54-BZ, and to permit such car port to continue without enclosing walls as existing, *on condition* that the roofing materials used in such car port shall be as approved by the Board.

133-54-BZ

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 450.96 ft. and 432.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street, Block 637, Lot 66, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Opposition: Florence Allen Sharp, Mary Allen McGrath, Rose Allen, Rev. William F. Burke, Edward A. Cibbarelli and G. Allen McGrath.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Rockaway Beach parkway and Beach 98th street are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 1, 1954 acting on Alt. Applic. 2187-53, reads:

"4. The covered area of the plot is contrary to Art. 4. Sec. 13(b) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 119.73 ft. frontage by 101.8 ft. in depth, on which is located a one story masonry building erected under N.B. 1163-40 and extended under Alt. 2700-47, now occupied as concession stores, refreshment stand and restaurant; that it is proposed to construct an outdoor baseball batting range above the roof of the present structure; and

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WHEREAS, the applicant further states that the area of the plot is 10,900 sq. ft.; that the permitted additional coverage under section 19e is 5,010 sq. ft.; that an extension of 3,150 sq. ft. was built in 1947; that the proposed new coverage is 3,422 sq. ft. making the total 6,572 sq. ft. which is an excess of 1,562 sq. ft.; and

WHEREAS, the applicant contends that the extra coverage consists of minor construction for the purpose of retrieving hit balls by a few employees; that the main portion of the structure comes within the permissive area; and

WHEREAS, the applicant states that the present owner has held title to the property since June 24, 1940; that the assessed valuation of land is \$30,800 and of the building \$23,200 making a total of \$54,000; that the building was erected 1940; and

WHEREAS, the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2187-53, be and it hereby is *affirmed*, and that the application be and it hereby is *denied*.

134-54-A

APPLICANT—Gabriel Nathan, for Beach 98th and Boardwalk Corp., owner.

SUBJECT—Application February 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—98-02 to 98-10 Rockaway Beach parkway, west side, 450.96 ft. and 432.96 ft. south of Rockaway Beach boulevard and 141-151 Beach 98th street (Block 637, Lot 66), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant has stated that he wishes to withdraw this appeal in view of the action taken by the Board this day under Calendar No. 133-54-BZ.

Resolved, that the appeal be and it hereby is *withdrawn*.

202-54-BZ

APPLICANT—Patrick D. Concagh, for Fannie DiLello, owner.

SUBJECT—Application reopened December 7, 1954 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, permitting in a residence use district, the extension of accessory building on existing gasoline service station, lubritorium, car wash, motor vehicle repairs and office, to be used for lubritorium and car wash (non-automatic).

PREMISES AFFECTED—3020 Eastchester road, east side, 150.06 ft. north of Adey avenue, Block 4766, Lots 43 and 46, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on October 5, 1954 this application was granted by the Board on certain conditions, under section 7c of the zoning resolution, to permit in a residence use district, to permit the extension of the lawfully existing gasoline service station by the addition of an extension to the existing accessory building; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on December 7, 1954 and set for hearing on January 18, 1955 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider amendment of the resolution due to change of zoning prior to adoption of same; and

WHEREAS, a public hearing was held on this application on January 18, 1955 after due notice by publication in the Bulletin; laid over to February 1, 1955, applicant to furnish an additional objection as to tanks; and

WHEREAS, the decision of the borough superintendent, dated November 22, 1954 acting on amendment to Alt. Applic. 95-54, reads:

"1. In a local retail district the proposed extension for 'Auto repair shop, office, lubritorium and car wash' is contrary to Sect. 4-c of the Zon. Res."

and

WHEREAS, the applicant states that the borough superintendent will not issue the permit because the use, height and area district designations were changed on August 26, 1954 (CP 10953); that the change is from residence to local retail, from C to D area and from one times to ½ times height district; that the plans filed with and approved by the Board on October 5, 1954 were approved by the borough superintendent on October 28, 1954 but apparently the department did not learn of the change until after approval by the superintendent; that the change in use is less restrictive and that height or area are not involved; that he was informed that before a permit may be issued, the case must first be remitted to the Board for approval.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1954, by adding thereto:

"that the Board *affirms* the resolution adopted on October 5, 1954, in view of the change in zoning as adopted by the Board of Estimate on August 26, 1954 and that two additional 550 gallon approved gasoline storage tanks may be installed in position as indicated on plan marked 'Received January 24, 1955' (1 sheet), and as passed on by the Borough Superintendent under Alt. App. 95-54, objection dated January 21, 1955, and that in all other respects the resolution above cited shall be complied with."

210-54-BZ

APPLICANT—Harry A. Yarish, for Nick Tortorello, owner.

SUBJECT—Application March 17, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district the maintenance of existing extension, using more than the area permitted.

PREMISES AFFECTED—227 Smith street, east side, 25 ft. south of Butler street, Block 409, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish and Nick Tortorello.

For Opposition: **None.**

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Smith street are in a business use, C area, class 1 height district; Butler street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1954 acting on amendment to Alt. Applic. 3100-51, reads:

"1. As proposed reconstruction of structure exceeds 50% of value, in accordance with 4.1.6 Bldg. Code the area coverage of the structure exceeds permitted percentage and is therefore contrary to Article IV, P. 13 of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 80 ft. in depth; that the subject building, immediately prior to its present alteration, was a 3 story frame structure 25 ft. wide, 42 ft. deep on the 1st story and 26 ft. deep on the 2nd and 3rd stories; that under Alt. 3100-51 the 2nd and 3rd stories were to be removed; that the second tier of beams was also to be removed and a new tier of roof beams was to be installed at a level of 2 ft. above the level of the then existing second tier of floor beams; that the one story rear extension, 16 ft. deep on the 1st floor, was also to be removed; that after the removal of all work according to the plans it was discovered that it was not only highly impractical to install the roof beams according to plan, but that it would be creating a very dangerous condition to do so, with the existing frame walls in place; that the solution to this problem was replacing the frame wall with longer wood studs or with a masonry wall and the contractor chose the masonry wall; and

WHEREAS, the applicant contends that the error on the part of the contractor was that he replaced the frame wall with masonry instead of wood without a proper permit; that the work is practically all in place now with the exception of a small portion where the front wall meets the roof; that the loss involved will have to be borne by the owner; that construction has now been stopped for several months and to comply with the orders of the borough superintendent imposes a severe and unnecessary hardship on the owner; that the Board is therefore requested to grant the relief herein applied for under such conditions as they deem fair and just; and

WHEREAS, the applicant states that the present owner has held title to the premises since June 15, 1948; that the assessed valuation of land is \$5,000 and of the building \$1,500 making a total of \$6,500; that the building was erected prior to 1909; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the area of coverage provided that the building, as reconstructed, shall in all other respects comply with all requirements of the Zoning Resolution and the Building Code, with a coverage as shown and as indicated on plans filed with this application marked, "Received, March 17, 1954" (6 sheets), and "October 20, 1954" (one sheet), *on condition* that the rear yard, as proposed, shall be left unbuilt upon, and shall be surfaced and fences constructed on the lot lines as the building superintendent may require; and that all permits shall be

obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

513-54-BZ

APPLICANT—Burke, Green and Groh, for Giovanni and Maria Cirilli, owners.

SUBJECT—Application June 16, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the maintenance of existing one family dwelling nearer to street line than is permitted, southwest corner of building.

PREMISES AFFECTED—118-77 Francis Lewis boulevard, northeast corner, 119th avenue, Block 12754, Lot 44, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Francis Lewis boulevard and 119th avenue are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 7, 1954 acting on N.B. Applic. 2115-53, reads:

"1. The southwest corner of the bldg. encroaches upon the required 15' offset of a front wall in an E-1 dist. This is contrary to Art. 4 Sec. 15A(c) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 51.14 ft. frontage by 120 ft. in depth, irregular, on which is located a bldg. 24.9 ft. front by 39.12 ft. in depth, 2 stories, 16 ft. in height, of class 4 construction, used as a one family dwelling; that as of July 25, 1916 the property in question was in one times and D districts; that the portion of the property within 100 ft. of Springfield boulevard and within 100 ft. of Rosedale boulevard (Francis Lewis boulevard) as then mapped was in a business district and the remainder was zoned residence; that the business portion of the property referred to received its present residence designation on January 21, 1947 and the present 1/2 and E-1 designations became effective on June 30, 1952; that no zoning amendment relating to this property is pending at the present time; that it is proposed to permit the building as constructed to remain as is; and

WHEREAS, the applicant contends that when this building was constructed it was originally intended to be filed as an interior lot but the tax department insisted that it be filed as a corner lot; that the original specification sheet which will show the changes made by the building department from an interior to a corner lot will be submitted at the time of the hearing; that when final surveys came in the owners received the objection of encroachment in the front yard; that they maintained that it was filed as a corner and in an E-1 area 15 ft. setback in the front yard was permissible; that the chief engineer ruled that this was not actually a corner since it was greater than a 135 degree, the angle actually being 139 degrees; that the chief engineer claimed that this was an interior plot and that the required setback was not adhered to; and

WHEREAS, the applicant states that the present owner has held title to the property since March 5, 1954; that the assessed valuation of land is \$1,600 and of the building \$10,300

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making a total of \$11,900; that the building was erected March 5, 1954; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 to permit the reduction of the front yard, as proposed and existing and as indicated on plans filed with this application, marked, "Received, June 16, 1954," (4 sheets), due to the proposed widening of Francis Lewis Boulevard, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months from the date of this resolution.

520-54-BZ

APPLICANT—Lama, Proskauer and Prober, for George Grammas, owner.

SUBJECT—Application June 21, 1954 (decision of the borough superintendent), under sections 7e and 7A of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—78-01 to 78-03 Parsons boulevard and 158-02 to 158-12 78th avenue, southeast corner, Block 6829, Lot 9, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Isaac Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; laid over to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955 for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 18, 1954 acting on N. B. Applic. 1366-54, reads:

"1. The use of the premises as a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage, parking and storage of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40.41 ft. frontage by 114 ft. in depth, irregular, presently vacant; that the use district maps show that the premises are located in a residence use district, class 1 height district and class E-1 area district; that as of July 25, 1916 the premises were in a class D area district and the present area designation became effective on February 7, 1949; that as of July 25, 1916 that part of the premises within 100 ft. of Parsons boulevard was in a business use district and the present use designation became effective September 18, 1947; that it is proposed to erect a modern gas station, consisting

of four 550 gallon gasoline storage tanks and two dispensing pumps; that the proposed accessory building, having a frontage of 45 ft. and a depth of 25 ft., one story in height, of class 3 construction, will contain the conjunctive uses of office and sales, storage, car wash and minor auto repairs; that a part of the site at the easterly end will be reserved for the open parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed modern design of the building will help improve the appearance of the community; that the proposal to park and store motor vehicles on part of the site will help alleviate the parking problem now existing; that the 5 ft. 6 in. high brick wall to be erected on the easterly and southerly lot lines will confine the station to its lot limits and avoid any possible interference with the adjoining land; that although Parsons boulevard is zoned for residence, it has not developed along residence lines and therefore the proposal is entirely in keeping at this point; that there are many non-conforming uses in that part of the residence zone within the affected area as follows: block 6814, lot 21—office; block 6812, lot 39—gas station; block 6829, lot 4—billboard; block 6828, lots 39 and 32—billboards; block 6827, lots 27, 28 and 29—stores; that the large theatre in block 6815, lot 20, although in a business zone, is visible from the site in the residence zone; that Parsons boulevard is a main auto lane leading across Queens and as such the proposed gas station is entirely in keeping at this point; and

WHEREAS, the applicant states that the present owner has held title to the property since January 4, 1928 and that the assessed valuation of land is \$2,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e and Section 7A of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. App. 1366/54 Objection 1, be and it hereby is affirmed and that the application be and it hereby is denied.

645-54-BZ

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner, Ritz-Berk Theatre Corp., lessee.

SUBJECT—Application August 10, 1954 (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit in a business use district a loading berth without the required width and without the required width of entrance and curb cut.

PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Karl E. Blomberg, Stanley Lieberman and Edward C. Holvorsen.

For Opposition: Thomas J. Cataletto, Francis Villa, Lucy Romano, Dorothy Klein, D. Petrucci, Maurice Tugender and Joseph Siconolei.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 8th avenue and 60th street are in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 22, 1954 acting on Alt. Applic. 1746-54, reads:

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"16. The space for loading berth does not comply in width of berth, entrance and curb cut with the requirements of the Zoning Res. Art. IV Sect. 19-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. 2½ in. frontage by 100 ft. in depth, in which is located a building 120 ft. front by 91 ft. in depth, two stories in height, occupied on the 1st floor by 5 stores and a motion picture theatre and on the 2nd floor as office space, with a mezzanine at the rear of the theatre auditorium for toilets, projection booth and theatre manager's office; that the cellar is used for ordinary storage and boiler room; that the structure faces 8th avenue for the full frontage of the lot and has a depth along 60th street of 91 ft., with a 9 ft. wide rear yard, running northerly for the full width of the lot, 120 ft., 2½ in.; that for its present usage the building is not required to have off street berthing provisions; that the Sons of Norway Realty corporation, an association of Norwegian American lodges, has made a contractual agreement with the owner of record to purchase the building, for the purpose of altering and occupying it; and

WHEREAS, the applicant contends that the purpose of this appeal is to request a variation of section 19-A with respect to the width of the berth, its entrance and curb cut; that it is proposed to use the portion of the existing court, for the distance from the 60th street building line to a point outside of the kitchen door opening to the yard, about 95 ft., as the legal off street loading berth; that the berth will comply, relative to length and height, being unenclosed, but with respect to width, it will be 9 ft. in lieu of the required 12 ft.; that the building will not be what is customarily known as a catering establishment for large affairs; that the kitchen adjoining the auditorium is primarily for the purpose of preparing light refreshments and if dinners or suppers are served, much of the food will be brought from home by various members and carried to the building; that the 2 kitchenettes on the 2nd floor are mainly for the purpose of preparing light refreshments after lodge meetings and here too food will be brought to the meetings; that portions of the building may, from time to time, be rented to various outside organizations; that the bar, in the main lounge, will be strictly a private bar, with no outside trade; that because of the limited delivery of food stuffs by vehicular means, no trucks will be required to make deliveries to the building; that the berth being 9 ft. wide and the tread width of an automobile only about 4 ft. 10 in. wide, a 7 ft. 6 in. wide drop curb has been designed; and

WHEREAS, the applicant states that in 1924 the height district was changed from 1 times, to Class 1¼, which is its present status; and

WHEREAS, the applicant states that the present owner has held title to the property since January 9, 1948; that the assessed valuation of land is \$35,000 and of the building \$65,000 making a total of \$100,000; that the building was erected 1925.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 1746-54, Objection 16, be and it hereby is *modified* under the powers vested in the Board by Section 19A, subdivision j of the Zoning Resolution, and that the application be and it hereby is *granted*, to permit the existing court of the former theatre as shown and as indicated on plans filed with this application marked, "Received, August 10, 1954," 9 sheets showing existing conditions and "August 10, 1954," 9 sheets and "December 22, 1954," one sheet, showing proposed conditions to meet the technical requirements for loading berth *on condition* that there shall be no loading platform installed; that there shall be maintained gates at the street line; that such yard of such court with gates shall be normally closed, but openable from the inside for exit purposes; that on occasional use of the court the gates may be opened but shall be closed as soon as the loading or unloading has taken place; that a curb cut opposite such court may be permitted of a width of seven feet, six inches; that the building and occupancy shall in all other

respects comply with all laws, rules and regulations applicable thereto other than as modified this day under Calendar No. 646-54-A; that the loading berth shall be of the proposed depth and shall be for the proposed use but not including existing stores, and that all permits shall be obtained and work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

646-54-A

APPLICANT—Karl E. Blomberg, for Berkshire-8th Corp., owner (Ritz-Berk Theatre Corp., lessee).

SUBJECT—Application August 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5911-5923 8th avenue and 801-811 60th street, northeast corner, Block 5707, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Karl E. Blomberg, Stanley Lieberman and Edward C. Holvorsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated July 22, 1954, on Alt. App. 1746/54, reads:

"15. The auditorium portion of the structure with unprotected roof steel and porrete roof planking is a Class III structure and exceeds the area of 6000 #' permitted for a public use by Sect. 4.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states the building is one and two stories, 29 ft. 4 in. and 30 ft. in height, 120 ft. front by 91 ft. in area, Class 3 construction, erected in 1925 on a lot 120 ft. 2½ in. front by 100 ft. in depth, in a business use, C area, Class 1¼ height district, used and occupied since 1925: cellar—ordinary storage and boilerroom, 0 persons; 1st floor—stores and motion picture theatre, 981 seats; 2nd floor—office, toilets, projection booth and theatre manager's office; proposed to be used and occupied: cellar—same; 1st floor—5 stores, auditorium, lounges, kitchen, bar checkroom and off-street loading, 801 persons; 2nd floor—lodge rooms, ante-rooms, lounges, toilets, checkroom and boardroom, 234 persons; that the building is equipped with an approved stand-pipe system; that there are four stairs, two of which are open; that the enclosed stairs are 3 ft. 5 in. and 3 ft. 1 in. in width; open stairs are 3 ft. 2 in. and 4 ft. in width; stair construction is incombustible, enclosed with 3 hr. partitions, equipped with 1½ hour fireproof, self-closing doors; stairs lead direct to street; and

WHEREAS, certificate of occupancy 36356 issued November 6, 1925, upon completion of work under Permit #3338/25 permits the use and occupancy of the building as follows: 1st floor—5 stores and motion picture theatre, 981 seats; 2nd floor—offices; and

WHEREAS, the applicant states that the Sons of Norway Real Estate Corp. and association of Norwegian-American lodges has contracted to purchase the property for the purpose of altering and occupying the building; and

WHEREAS, the applicant contends the building is divided into two portions, divided by a 2-story high fire wall, parallel with 8th avenue and a 1-story fire wall at right angles to 8th avenue, separating the theatre entrance lobby from the first floor store area; that the ceiling over the lobby, separating it from the 2nd floor nonfireproof office area is of steel beams and concrete arches with a 4-hour rating; that according to plans approved under N. B. App. 3338/25, the portion of the building comprising the motion picture auditorium and the mezzanine at rear, also the entrance lobby, is of

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fireproof construction in accordance with the Building Code at the time of its erection; that the two-story portion fronting on 8th avenue west of the two-story fire wall is of non-fireproof construction; that the roof construction of the fireproof portion of building is of steel girders and beams, supporting 1½ in. thick reinforced concrete Porete slabs, finished with ½ in. thick cement grout and 5 ply tar and slag roofing; that the height of the top of the roof steel at the highest point from the curb at the center line of facade on 8th avenue is approximately 30 feet; that for fireproofing the roof steel, the approved plans indicate a wrapping of wire lath and 2" thick Portland cement plaster at sides and bottoms of roof girders and the fireproofing extended from girder to girder below the bottoms of the steel roof beams; that the discrepancy between the approved plans and the actual condition found at the building with respect to the fireproofing of the roof steel is the reason for this appeal; that upon checking the structure, it was discovered that in lieu of the roof steel being fireproofed according to the approved plans, the fireproofing had been omitted and in lieu thereof the underneath side of the bottom flanges of the five girders had been protected by a suspended ceiling consisting of metal lath and gypsum or cement plaster ceiling, approximately 7/8 in. thick, supported on horizontal metal runners and steel hangers; that in all other respects this portion of the building is of Class 1 construction; and

WHEREAS, the applicant states that in the proposed alteration the five stores on the 1st floor will remain; that the cross-over at rear of auditorium will be enlarged into a main lounge with checkroom, bar, private lounge and kitchen; that the sloped floor of auditorium will be made level with the main lounge; that on the 2nd floor the office space fronting on 8th avenue will be converted to lodge rooms, each with an anteroom with recessed kitchenette; that the mezzanine at rear of theatre auditorium will be increased in depth to accommodate lounges and toilets, a checkroom and Board room; that there will be practically no changes in the cellar, except that the ceiling will be fire-retarded; and

WHEREAS, the applicant states that the existing mezzanine ceiling will remain and the existing auditorium ceiling will be used as a ceiling for the extended portion of the mezzanine; that at the southerly wall line of the extended mezzanine it is proposed to install a fire-stop in the hung ceiling space, extending from the suspended ceiling to the underside of the roof slabs for the full width of the auditorium, thus dividing the area into two separate areas, one of 2,621 sq. ft. over the mezzanine, and the other, 4,945 sq. ft. above the main portion of auditorium; that the fire stopping will consist of metal furring and lath and 1" thick vermiculite plaster; that this fire stop will not be pierced for ducts or any other equipment; and

WHEREAS, the approval of 1½" thick Porete slabs as permitted by the Department of Buildings under N.B. Application 3338 of 1925 has not been submitted to the Board for approval; there have been approved by the Board several thicknesses of Porete, the thinnest being 1¾".

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1746-54, Objection 15, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the continuation of the existing roof construction and fire-stopped as proposed for the area as shown and as indicated on plans filed the application for Building Zone Variance under Cal. No. 645-54-BZ, and marked, "Received, August 10, 1954" (9 sheets), showing existing conditions and "August 10, 1954," 9 sheets and "December 22, 1954," one sheet showing proposed conditions, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 645-54-BZ.

754-53-BZ

APPLICANT—Paul Friedman, for Mary Gianos and Marie Colonna, owners.

SUBJECT—Application June 12, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, office, lubricatorium, auto washing, storage and sale of auto accessories and office, and to permit the parking of cars waiting to be serviced, for a term of fifteen years.

PREMISES AFFECTED—76-37 to 76-43 164th street and 164-01 to 164-09 77th avenue, northeast corner, Block 6969, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Isaac Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock and Deputy Chief Conolly 2

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened on May 4, 1954 subject to regular procedure (previously withdrawn) and permitting the usage of such papers as were filed in this case that are not out of date and new plans showing proposed changes; and

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; laid over to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 164th street are in a residence use, E-1 area, class 1 height district; 77th avenue is in residence and local retail use, E-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1954 acting on N. B. Applic. 3853-53, reads:

"1. The proposed erection of a gasoline service station, office, lubricatorium, auto washing, storage & sales of auto accessories, & parking of cars waiting to be serviced on a plot in a res. use dist. is contrav to Art. 2, Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 85.20 ft. frontage by 111.21 ft. in depth, presently vacant; that as of July 25, 1916 the portion of the property within 100 ft. of 164th street was in a business use district and the remainder was in a residence district; that the present residence use designation became effective on September 18, 1947; that as of July 25, 1916 the property was in a D area district and the present designation became effective on February 1, 1949; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to construct and maintain for a stated term of fifteen years a parkway type gasoline service station with accessory office, lubricatorium, auto washing, storage and sales of auto accessories and parking of cars waiting to be serviced; and

WHEREAS, the applicant contends that this application differs from the previously withdrawn application in the following salient respects: that a driveway and curb cut had been proposed on 77th avenue which will now be omitted; that the proposed brick and steel picket fence wall on 77th avenue, commencing at the easterly lot line and terminating 25 ft. east of the intersection of 77th avenue and 164th street will now be extended to the intersection of 77th avenue and 164th street; that the previously proposed building located within 20 ft. of the 77th avenue building line will now be set back 37 ft. 8 in. from the 77th avenue building line and an ornamental cupola is now also proposed; that the formerly proposed landscaped area along the easterly lot line, approximately 10 ft. in width and occupying approximately 850

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sq. ft. or 10% of the area of the plot will now be approximately 16 ft. in width and along the 77th avenue lot line approximately 5 ft. in width and will occupy approximately 1,850 sq. ft. or 23% of the area of the plot; that a 4 ft. 6 in. woven wire fence on a 6 in. high concrete base had been proposed on the easterly lot line and the present application proposed a 5 ft. 6 in. high brick and steel picket fence wall; and

WHEREAS, the applicant further contends that the subject premises is not adaptable for development with a conforming residential use because it is on a busy thoroughfare; that it adjoins a nonconforming use which includes a one story frame building used for two car garage and storage of builder's material and a one story frame building used as an office; that it is opposite a public utility electric substation; that the subject premises is particularly adaptable for the erection of a parkway type gasoline station as it is located along a thoroughfare which sustains a substantial volume of automobile traffic and which is divided by a center mall, except at intersections, to separate northbound and southbound traffic; that the proposed use would not adversely affect the neighborhood and will permit the owners to develop the property in the only way possible to obtain a reasonable return from the property; and

WHEREAS, the applicant states that the present owner has held title to the property since July 9, 1949 for lot 1 and since August 10, 1953 for lot 3; that the assessed valuation of land is \$2,900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, there appears to be ample facilities to obtain gasoline and auto motive services within the nearby area on 164th street and Union turnpike; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N. B. Applic. 3853/53, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

797-54-BZ

APPLICANT—Ginsberg and Brody, for Anthony Trotta, owner.

SUBJECT—Application October 21, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the extension to existing five car garage and the change in occupancy from a five car garage and parking of more than five cars, to gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—690-700 Utica avenue, southwest corner of Clarkson avenue, Block 4636, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Ginsberg and Abraham Brody.

For Opposition: Noel W. Hauser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating .. 2

Not Voting: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; laid over to February 1, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Utica avenue and Clarkson avenue are in a business use, C area, class 1 height district;

WHEREAS, the decision of the borough superintendent, dated September 23, 1954 acting on Alt. Applic. 3223-54, reads:

"1. On a lot located in a business use district, the proposed extension to the existing five car garage and the change in occupancy from 'five car garage and Parking for more than 5 cars' to 'Gasoline Service station, minor auto repairs, lubritorium, sales & office, and parking for more than 5 cars', is contrary to Art. 11 Sec. 4(a) subdivisions 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 95 ft. 9¾ in. frontage by 100 ft. in depth, on which is located a parking lot which is improved in part with a garage for five motor vehicles, for which certificate of occupancy No. 138078 has been issued; that the present zoning has existed since July 25, 1916; that it is proposed to erect a modern gasoline service station consisting of eight 550-gallon gas tanks and four dispensing pumps; that it is further proposed to alter and extend the existing garage to be one story in height, of class 3 construction and will contain accessory uses of lubritorium, office and sales, car wash, minor auto repairs and storage; that a portion of the site will be reserved for parking; that the buildings will be of contemporary design and will harmonize architecturally with the abutting residences to the rear; that a masonry wall will be erected along the Clarkson avenue frontage if the Board deems necessary; and

WHEREAS, the applicant contends that Utica avenue is a principal artery of traffic; that there is a bus line now operating where formerly a trolley line existed; that an inspection of the avenue from East New York avenue to Kings highway will show that except for a few blocks east and west of Church avenue, Utica avenue has vacant lots, lumber yards, electric motor shops, gas stations, garages, venetian blind and chimney cleaning establishments, a pump factory, concrete stone and brick works, wholesale meat packing markets, a poultry market, a paint factory and warehouses; that Utica avenue, other than a few blocks on either side of Church avenue, has not kept pace with the rate of progress characteristic of other parts of Brooklyn; that vacant lots are conspicuous on every block and makeshift use of space such as parking and storage is evident on every hand; that a number of parcels abutting the property and within a short distance from it are presently owned by the City, because of non-payment of taxes; that the general area is not conducive for other types of uses, yet the property must be developed in order to permit a better utilization so that an equitable return may be realized to warrant continued payment of taxes and maintenance; that the present owner has not been able in the past 14 years to exploit the use of the property beyond a return which barely pays for taxes; that the gas station will be in complete harmony with the affected area and the public health, safety and general welfare will not be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since April 22, 1940; that the assessed valuation of land is \$12,500 and of the building \$7,500 making a total of \$20,000; that the building was erected January 6, 1953; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant under Section 7, subdivision f of the zoning resolution; and

WHEREAS, the Board found that the presence of the hospitals in this area and the facilities for gasoline and other motor vehicle uses to the north of this area supplies all required services.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 3223-54, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

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929-54-BZ

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owners.

SUBJECT—Application December 6, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of an existing building as administrative offices by the National Municipal League.

PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: J. E. Casale, H. Eliot Kaplan and Alfred Willoughby.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-

ert and Deputy Chief Connolly 3

Negative 0

Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application February 1, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the maps accompanying the zoning resolution show that the site is in a residence use, B area, Class 1½ height district; and that the area generally is similarly zoned except for premises located within 100 feet of Madison avenue, which area is zoned for restricted retail use; and

WHEREAS, the decision of the borough superintendent, dated November 8, 1954, on Alt. App. 1846/54, reads:

"1. The proposed use by the Municipal League would be in violation of the Zoning Resolution, as the case cannot be cleared as philanthropic, eleemosynary or any other use permitted in a residence use district. Art. II, Sect. 3, Zone Resolution."

and

WHEREAS, the applicant states the proposed use of the building is for the administrative offices of the National Municipal League, a philanthropic organization devoted to civic education and the improvement of the technique of administration of governmental affairs, particularly in state and municipality; that it is a non-profit organization for the improvement of public affairs and the education of the public to the importance of responsible citizenship and the promotion of the welfare of human beings in a democratic system; and

WHEREAS, the applicant requests a variation under the powers granted to the Board by Section 7, subdivision e of the zoning resolution to permit the proposed use of the building; and

WHEREAS, the applicant contends that the proposed use will not alter the essential character of an otherwise residential neighborhood; that the proposed use is a public use not a private one; that the neighborhood of premises in question while predominantly residential includes the offices of a great many comparable organizations, one of which Council of Foreign Relations, Inc., is in the affected area; that other civic organizations located in residence use districts between 81st and 98th streets and Fifth and Lexington avenues are listed on schedule filed with this application; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of fifteen years, to permit the proposed use, as indicated on plans marked "Received December 6, 1954", showing proposed conditions, 7 sheets, and "December 30, 1954",

one sheet, showing proposed conditions and plans marked "December 6, 1954," 5 sheets and "December 30, 1954," one sheet, showing existing conditions, on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day by resolution adopted under Cal. 930-54-A; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

930-54-A

APPLICANT—James E. Casale, for Fleur and Gardner Cowles Charitable Trust, owner.

SUBJECT—Application December 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—47 East 68th street, north side, 125 ft. west of Park avenue, Block 1383, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: J. E. Casale, H. Eliot Kaplan and Alfred Willoughby.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 8, 1954, on Alt. App. 1846/54, reads:

"1. The proposed use by the Municipal League would be in violation of the Zoning Resolution as the case cannot be cleared as philanthropic, eleemosynary or any other use permitted in a residence use district. Art. II, Sect. 3 Zon. Res.

2. All doors opening on required stway are required to be f.p.s.c: 6.4.1.8.1 B:C:

3. Winders are not permitted in a required stway. 6.4.1.4. B.C

4. It shall be unlawful to open lavatories and elevators into the enclosures of req'd stway. 6.4.1.8.2 B.C."

and

WHEREAS, the applicant states the building is 6 stories, 74 ft. in height, 25 ft. by 100 ft. 5 in. in area at 1st floor, 25 ft. by 75 ft. in area at typical floor, of fireproof construction erected in 1906 on a lot 25 ft. by 100 ft. 5 in. in area, in a residence use, B area, Class 1½ height district; used and occupied since 1906 as a one family dwelling, for which Certificate of Occupancy #34675 was issued October 29, 1948, describing the building as Class 1, fireproof construction, and permitting its use as a one-family dwelling, upon completion of work under Alt. App. 558/48; and

WHEREAS, the applicant states it is now proposed to use and occupy the building as follows: cellar—central heating plant, mail room, elevator machinery and storage, 2 persons; 1st floor—offices and reception, 5 persons; 2nd floor—offices and library, 7 persons; 3rd floor—offices, 6 persons; 4th floor—offices, 11 persons; 5th floor—meeting room and ½ duplex apartment, 10 persons; 6th floor—½ duplex apartment; that the building is provided with two interior concrete and steel stairs, 3 ft. 2 in. and 4 ft. 6 in. wide, enclosed in partitions of 6 in. t. c. blocks, equipped with fireproof self-closing doors; one stair leads to roof bulkhead and direct to street; and

WHEREAS, the applicant states the proposed use of the building is for the administrative offices of the National Municipal League, a philanthropic organization; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent that the National Municipal League is an eleemosynary institution and therefore the proposed use comes clearly within the uses permitted in a

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residence use district by Subdivision 5 of Section 3, Article III of the Zoning Resolution; that the activities and purposes of this league aim to improve public affairs and to educate the public to the importance of responsible citizenship and to promote the welfare of human beings in a democratic system; and

WHEREAS, the applicant contends as to objections 2, 3 and 4 that some of the existing doors opening on the stairhall are 2 in. oak with heavy oak jambs and trim; that it is requested that these doors be permitted to remain in lieu of replacing them with fireproof doors; that all other doors opening into the stairhall which are not of this type will be replaced with fireproof, self-closing doors, retaining the oak jambs and trim; that the building is now provided with two fireproof stairways, the main stair being of concrete and elliptical in design; that the first flight is 5 ft. 2 in. wide and the remaining flights 4 ft. 6 in. wide; that the treads at inner edges are about 8 in. wide and taper out toward the wall side to a width of 20 inches; that the balustrade is wrought iron with wood handrail; that this stairs is within the fireproof enclosure of 6 in. terra cotta blocks from the first to 4th floors; that at the 4th floor it becomes necessary to cross the stairhall and ascend the second stair to the 5th, 6th floors and to the roof; that these stairs are of steel with slate treads and platforms; that these stairs are 3 ft. 2 in. wide and are within a 6 in. terra cotta enclosure; at the roof is an existing bulkhead of 6 in. terra cotta, sheathed with copper on the exterior; that the second stairway runs from the cellar to roof with access to each floor except the second; that it is this stairway which contains the winders referred to in Objection 3; and

WHEREAS, the applicant states that while plans and application provide for an occupancy of 41 persons, the normal permanent staff will be less than 25; that it is contemplated that on infrequent occasions when the meeting room is in use, the total occupancy of the building will not exceed 35 persons; and

WHEREAS, the applicant contends that the elevator openings in the stairhall are existing and to be required to provide a separate vestibule at each opening would detract from the appearance and character of the open stairhall; that the lavatory doors opening into the stairhall will be fireproof, self-closing and will not in any way impede traffic to the means of egress from either direction; that the building will be heated by steam from the New York Steam Corporation; that the building will not be increased in height or area; that there will be no direct sales or storage of merchandise in the building, so that whatever hazards are inherent in a six-story building used for residence will not be increased by the proposed use as administrative offices.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1846/54, Objections 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the alteration as proposed and as indicated on plans filed with Cal. No. 929-54-BZ, shall be made and complied with; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that this variance shall continue only so long as the premises are occupied as proposed by the National Municipal League; and withdrawn as to Objection 1 in view of the resolution adopted this day under calendar number 929-54-BZ; that in all other respects the building and occupancy shall comply with all laws and rules other than as modified by resolution adopted this day under calendar number 929-54-BZ and that the building shall not be increased in height or area.

Adjourned: 12:50 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 1, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Company, owner.

SUBJECT—Application reopened October 19, 1954 for amendment to resolution to include additional model of boiler burner unit—re Timken Silent Automatic Water Heater, Model 40-A and 50-B; previously approved.

APPEARANCES—

For Applicant: John J. Morro.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 121-35-SA

Subject: Amendment to resolution to include additional model of Boiler Burner Unit.

Timken Silent Automatic Division of Timken, Detroit Axle Company requested by letter dated June 30, 1954 that the resolution adopted June 18, 1935 and amended at various times through June 2, 1954 under Cal. No. 121-35-SA be amended so as to include an additional model boiler burner unit. The application was reopened by a vote of the Board October 19, 1954.

Description

The requested model OBO-85 is similar to the Model IBG-85 (approved by the Board June 2, 1954 under Cal. No. 121-35-SA) differing only as to boiler base and cabinet changes.

Recommendation

The Committee on Test recommends that the resolution adopted June 18, 1935 and amended through June 2, 1954 under Cal. No. 121-35-SA be amended so as to include the following pieces of heating equipment when fired with the Model "J" Burner.

Boiler-Burner Units Models OBK-25; OBK-50; OBG-65; OBG-85; OBG-110; OBR-80A; OBR-100; OBR-100A and OBO-85; White Poe Oil Boilers Models OBW-80; OBW-100; Air Conditioning Oil Furnaces Models OFA-50; OFA-75; OFA-100; OFB-120; OFC-140; OFC-170; OFD-75; OFD-100; OFH-60; OFH-80 and OFJ-80.

Oil Fired Water Heater OWK-50; OWK-100; OWE-66 and OWB-130 on condition that all installation comply with the requirements of the Oil Burner Rules and Article 12 Chapter 26 Administrative Building Code and the requirements of the resolution adopted June 18, 1935 under Cal. No. 121-35-SA.

The Committee further recommends that in the event the owner-manufacturer augments his line of equipment, similar to that equipment recommended for approval under this recommendation and fired by the Model "J" burner, he shall notify the Board, in writing, listing the new model numbers.

(Sgd.) HARRIS H. MURDOCK

Chairman.

LESLIE V. HUBER

Chief Engineer,

JOHN A. DARTS

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 18, 1935 through June 2, 1954 in accordance with the above report.

229-38-SM

APPLICANT—The Ruberoid Company, owner.

SUBJECT—Application reopened November 23, 1954 for amendment to resolution as to change of ownership—re

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Ebsary Plasterboard and Lath—Plain or perforated $\frac{3}{8}$ inch thick; previously approved.

APPEARANCES—

For Applicant: R. R. Heiges.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 229-38-SM

Subject: Amendment to resolution as to change of owner-
ship.

The Ruberoid Co. New York requested by letter dated October 13, 1954 that the resolution adopted April 12, 1938 under Cal. No. 229-38-SM be amended so as to show a change of ownership.

The Ruberoid Company have submitted an affidavit dated December 14, 1954 which states that the Ruberoid Company New York has purchased all assets, trade marks and good will of the Ebsary Gypsum Company, Caledonia, New York.

Recommendation

The Committee on Test recommends that the resolution adopted April 12, 1938 under Cal. No. 229-38-SM be amended so that the owner of record shall be The Ruberoid Company New York but in all other respects the conditions of the resolution shall be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of April 12, 1938 in accordance with the above report.

582-53-SA

APPLICANT—The Trane Co., owner.

SUBJECT—Application July 27, 1953—Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230, approval of.

APPEARANCES—

For Applicant: Patrick J. Shea.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 582-53-SA

Subject: Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230 approval of.

The Trane Company of La Crosse, Wisconsin filed July 27, 1953 an application with the Board of Standards and Appeals for approval of the Trane Gas-fired Unit Heaters Models G50, G80, G105, G135, G165 and G230 under the provisions of C26-178.0.b and Article 12 of the Administrative Building Code.

Purpose

Direct-fired gas heating of commercial and industrial buildings.

Description

These are units suspended from the ceiling and automatically assure safe constant heat control. They are available in six sizes with input capacities ranging from 50000 to 230000 BTU per hour.

The burner heads and mixing tubes are combined in a single cast iron unit for smooth air gas mixture flow and positive freedom from misalignment when the thermostat call for heat automatic, the gas valve opens allowing gas to pass through the cast iron manifold. The gas is then fed evenly to the main burner through properly sized orifices. Primary air is added and gas and air are fully mixed before reaching the burner ports. Here the mixture is ignited by pilot burner. Correct gas pressure is maintained at all times by the pressure regulator. If for any reason pilot burner stops burning, the thermacouple element shuts off both the main line and the pilot line so that no gas can enter the unit. The fan control operated simultaneously with this automatic gas valve control so that the air flows through the heat exchanger at all times when the unit is being fired. Should the fan stop for any reason or any air delivery be obstructed gas is entirely shut off from the unit within one minute. This is accomplished by a self-resisting high limit switch operating in conjunction with an automatic gas valve. The Trane fan was developed for unit heater operation. The fan blade is broad for quiet operation.

Inspection and Test

The heater was inspected and tested at 1715 Avenue Z and found to operate as designed. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and P. J. Shea and others representing the applicant. The heater has been approved by the American Gas Association for use with natural, manufactured and mixed gases—certificate Nos. 4-868.201, 4-868.101, 4-868.001, 4-868-3.001, 4-868-2.001, and 4-868-601.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Trane Gas-fired Unit Heaters, Models G50, G80, G105, G135, G165 and G230 for use in New York City with natural, manufactured and mixed gases when installed and operated in accordance with this report and the provisions of C26, Article 12 Administrative Building Code provided each burner shall be marked, labeled or stamped: — "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 582-53-SA.", and further that all ports and orifices shall be of a type approved by the A.G.A. for the type of gas used and further the unit shall not be installed in garages or places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

458-54-SM

APPLICANT—William A. Lacerenza, for Brownsville Cast and Cut Stone Co., owner.

SUBJECT—Application May 24, 1954—Brownsville Cast and Cut Stone Co., Cast Stone Steps, approval of.

APPEARANCES—

For Applicant: William A. Lacerenza.

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ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 458-54-SM

Subject: Brownsville Cast and Cut Stone Company, Cast Stone Steps, approval of.

Wm. A. Lacerenza for Brownsville Cast and Cut Stone Company, filed May 24, 1954 an application with the Board of Standards and Appeals for approval of the material known as Brownsville Cast Stone Steps under the provisions of C26-191.0 and C26-468.0 Administrative Building Code.

Purpose

The material is a precast concrete step.

Description

The steps are made of one part sand two parts of grits and one part of portland cement. The steps are reinforced with (3) $\frac{3}{8}$ " round bars, in the tread and (1) $\frac{3}{8}$ " round bar in the riser. The tread and riser are both 3" in depth and the distance from tread to tread is $7\frac{3}{4}$ ". The steel reinforcing treads is placed 6" on center and 1" from the base of the slab.

The steps are for use as exterior residential stairs with maximum spans of 5'-0" with a minimum bearing of 4" on cheek pieces on either side and are designed for a total load, live and dead of 160 lbs. per sq. ft. Computations filed show that the design conforms to the requirement of C26-468.0 Administrative Building Code.

Inspection and Test

The manufacture of these steps was inspected at 762 East 92nd Street, Brooklyn, New York, by Asst. Engr. J. A. Darts Committee on Test.

The manufacture was found to be in accordance with the detail filed with the record.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Brownsville Cast Stone Steps for use in residence buildings in New York City, when designed, constructed and installed in accordance with this report for a maximum live load of 60 lbs. per sq. ft. and further that each unit on delivery to the site shall bear a tag or label reading:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 458-54-SM", or in lieu thereof, the bill of lading or invoice may be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

818-54-SA

APPLICANT—General Gas Light Co., owner.

SUBJECT—Application October 28, 1954—Humphrey Radiant Fire Circulators (gas-fired Models HV20, HV40 and HV60, approval of.

APPEARANCES—

For Applicant: Julius A. Meier.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 818-54-SA

Subject: Humphrey Radiant Fire Circulators (gas fired), Models 20HV, 40HV, and 60HV, approval of.

The General Gas Light Company, 23 Warren Street, New York, filed October 28, 1954 an application with the Board of Standards and Appeals for approval of the Humphrey Radiant Fire Circulator (gas fired), Models 20HV, 40HV and 60HV for space heating—domestic and commercial under the provisions of Article 12, Chapter 26 of the Administrative Building Code.

Purpose

Space Heating—Domestic and Commercial.

Description

These appliances consist of cast iron burners with raised ports, a pilot of stainless steel—Dust Proof Type, radiant type sections, a warm air outlet grille for heat circulation, an outer casing made of heavy gauge steel chrome front hearth and reflectors, a built in draft diverter, a heavy gauge steel heat exchanger, a gas pressure regulator, a hand valve for manual operation, automatic controls if desired, a flue opening in rear of the heater. The models differ as to input rating, Model 20HV has a rating of 20000 BTUs per hour input, Model 40HV has a rating of 40000 BTUs per hour and 60HV has a rating of 60000 BTUs per hour. The models operate on natural manufactured or mixed gases.

Inspection and Test

The burners were inspected and tested at 23 Warren Street, New York City, and found to operate as designed, present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and J. A. Meier representing the applicant. The burner circulators have been approved by the American Gas Association Inc., 20HV Certificate Number 2-1291.201, 40HV No. 2-1291-1.101, and 60HV No. 2-1291-1.001.

Recommendation

On the basis of the Inspection and Test and the data submitted by the applicant the Committee on Test recommends the approval of the Humphrey Radiant Fire Circulator (gas fired), Models 20HV, 40HV and 60HV for domestic and commercial space heating under the provisions of Chapter 26, Article 12 Administrative Building Code when installed and operated in accordance with this report and the above provisions of the Administrative Code provided each Radiant Fire Circulator has a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 818-54-SA;" and further that all ports and orifices shall be of a type approved by the A.G.A. for the type of gas used and further the unit shall not be installed in garages and places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

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491-43-S—Vol. II

APPLICANT—Irving Adelsohn, for Veg Packaging Corp., owner.

SUBJECT—Application reopened June 8, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—108-112 West 3rd street, south side, 97 ft. West of Sullivan street, Block 540, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving Adelsohn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 13, 1954, on Alt. App. 531/54, reads:

- "2. Both stairs must terminate at roof.
3. Stair egress through cellar passageway not definitely permitted by section 270 Labor Law.
4. Wicket doors (3' x 6'-8") in overhead doors not accepted as means of egress from first story.
5. Vertical opening at ramp must be enclosed as required by section 270 Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 32 feet in height, 78 ft. front by 90 ft. 7 in. in depth, of Class 3 construction, erected in 1916 and used and occupied since 1943 as follows: Cellar—boiler room, 0 persons; 1st floor—vegetable packaging, 30 persons; 2nd floor—same, 20 persons. The building is provided with two interior 3 ft. 8 in. wide concrete stairs, enclosed in terra cotta blocks, equipped with fireproof, self-closing doors and leading direct to street; one stair leads to roof by bulkhead and the other is provided with ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #36211 (temporary) issued October 6, 1949, on Alt. App. 899/43 permits the present use and occupancy for a term of five years, in accordance with the resolution adopted by the Board under Cal. No. 491-43-S, Vol. I; and

WHEREAS, on June 8, 1954, the Board extended the term of the variance previously granted November 9, 1943, for an additional term of five years from June 8, 1954; and

WHEREAS, the applicant contends there is a 3 ft. 8 in. wide interior fireproof stairs at front of building leading to the roof and 3 ft. 8 in. wide interior fireproof stairs at the rear provided with double rung ladder to grade and with 2 x 3 ft. scuttle to roof, equipped with an easy-opening device; that the rear stairs leads to a fireproof passageway below the first floor, connecting to the primary means of egress at front of building and thence to street; that there is also an 11 ft. wide ramp from rear of 2nd floor to front of 1st floor, enclosed on 1st floor with fireproof partitions, equipped with fireproof doors; that the ceiling of 1st floor is reinforced concrete; that the roof girders are reinforced concrete and the roof beams covered with metal lath and portland cement plaster; and

WHEREAS, the applicant contends that although the exits may not conform fully to the Labor Law, they answer the spirit of the law; and

WHEREAS, the applicant states it is proposed to provide fire extinguishers, sand pails, etc. as may be required by the Fire Commissioner, and that the landings of front stairs at 2nd floor will be enlarged by erecting a fireproof vestibule so that the exit doors will not obstruct the landing; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 531 of 1954, Objections 2, 3, 4 and 5, and that the appeal be and it hereby is granted, to permit the

continuation of the conditions substantially as proposed and as indicated on plans filed with this appeal marked, "Received, November 22, 1954" (5 sheets) only so long as the type of occupancy continues and the building is not increased in height or area; that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct; that the requirements of the resolution adopted by the Board on November 9, 1943 shall be complied with in all respects where not inconsistent with the terms of this resolution, including amendments as adopted through June 8, 1954, which permitted the continuation of the variance for a term five years, expiring on June 8, 1959.

340-54-A

APPLICANT—Miles A. Gordon, for St. James Holding Corp., owner, Becker's Dress Shop, lessee.

SUBJECT—Appeal reopened November 16, 1954, previously dismissed re a decision of the borough superintendent.

PREMISES AFFECTED—118-122 East 59th street, south side, 165 ft. West of Lexington avenue, Block 1313, Lots 63 and 164, Borough of Manhattan.

APPEARANCES—

For Applicant: Miles A. Gordon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 1, 1954 on Alt. Applic. 733-52, redented April 26, 1954, reads:

- "18. Provide a lawful means of egress from 'selling area' in cellar as per 6.1.2.2.3 B.C.; a continuous one hour enclosure to the street is required as per 6.4.1.11 and 6.4.1.8.1 B.C."

and

WHEREAS, the applicant states that the building is 4 stories, 40 ft. in height, 50 ft. by 100 ft. 5 in. in area at street floor, 50 ft. front by 45 ft. in depth at typical floor, of class 3 construction, erected 1892, located in a retail use, B area, class 1½ height district, and used and occupied since 1924: cellar—storage; 1st floor—store, 25 persons; 2nd floor—store, 5 persons; 3rd floor—offices, 5 persons; 4th floor—offices, 5 persons; proposed to be used and occupied as follows: cellar—store, 2 persons; 1st floor—store, 5 persons; 2nd, 3rd and 4th floors—offices, 5 persons each floor; that the building is provided with one 4 ft. wide interior steel stairs, enclosed in 4 in. block and plaster partitions, equipped with kalamein self-closing doors; stairhall does not lead to roof or to street; and

WHEREAS, Certificate of Occupancy #7683 was issued January 29, 1924 upon completion of work under Alt. Applic. 1750/23 and permits the following use and occupancy: cellar—storage; 1st floor—store, 30 persons; 2nd, 3rd and 4th floors—offices, 16 persons each floor; and

WHEREAS, the applicant states that the alteration involved is the modernization and combination of three adjoining 4-story and cellar buildings, erected prior to 1892, and having a combined frontage of 50 ft.; that these buildings are all constructed the full depth of the lot on the 1st floor and only 45 ft. deep on the cellar, 2nd, 3rd and 4th floors; that the objection of the Borough Superintendent relates solely to the means of egress from the cellar of the easterly building at 122 East 59th street; that it is proposed to alter the existing easterly cellar and 1st floor store to a women's apparel shop and extend the existing cellar, now used for storage, to the rear line of the 1st floor above and to provide a new exit door to the adjoining rear yard and to replace the existing wood cellar stairs which does not lead directly to the street; and

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WHEREAS, the applicant states that the Borough Superintendent requires the exit stair from the cellar to go directly to the street which would prevent supervision by the store management of customers entering and leaving the cellar store area, which is used in conjunction with the 1st floor store; and

WHEREAS, the applicant contends that under section 6.1.7 of the building code a variance from the strict requirement of the code is authorized when such compliance would be impractical; that the proposed addition of a new rear yard exit, the removal of the existing wood cellar stairs and replacement of same with a new steel stair with fireproof enclosure at the cellar level and the discharge of this stair within 6 ft. 6 in. of the exit door on the 1st floor presents a practical solution to the cellar exit problem while permitting management to maintain control of store customers; that the occupancy of the cellar will be a maximum of 2 permanent employees, plus possibly 6 customers accompanied by saleswomen; and

WHEREAS, this appeal was dismissed for lack of prosecution on October 19, 1954, there being no appearance for the applicant; and

WHEREAS, on November 16, 1954, the Board restored this appeal to the docket and set it for hearing December 14, 1954, at 2 P.M.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 733/52, Objection 18, dated July 1, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the second means of exit from the cellar display area at No. 122 East 59th Street shall be as proposed and as indicated on revised plans marked "Received January 24, 1955" (2 sheets); that in addition to such exits the door of the basement area of the store at No. 122 East 59th Street shall be left unlocked at all times during business hours; that sprinkler heads proposed back of the show windows in the store at No. 122 East 59th Street shall be maintained; that these sprinkler heads may be fed from the domestic water supply provided such water supply is not less than one and one-half inches in diameter; that the proposed opening in the masonry wall in the cellar between No. 122 and 120 East 59th Street shall have a three-hour proof self-closing fire door fitted with fusible link; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

346-54-A

APPLICANT—Charles M. Spindler, for Club O-Two-Six, Inc., owner.

SUBJECT—Application May 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—895 Ocean parkway and 615 Avenue I, northeast corner, Block 6509, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 9, 1954, on Alt. App. 5512/53, reads:

"2. Stair exit from 2nd fl. violates Sec. C26-292.0

Admin. Code.

a. 3 hr enclos. req'd.

b. termination of stair to street.

c. handrails req'd on both sides.

3. 100# min. liveload capacity required for 1st & 2nd floors as per Sec. C26-344.0 A.C."

and

WHEREAS, the applicant states the building is 2 stories, 29 ft. 6 in. average in height, 49 ft. 6 in. by 50 ft. irregular in depth on the 2nd floor; 63 ft. 6 in. by 50 ft. irregular in depth on the 1st floor, erected in 1920 on a lot 100 ft. front by 150 ft. in depth, in a residence use, E area, Class 1 height district; used and occupied since 1951: Cellar—clubrooms, 50 persons; 1st floor, clubrooms, 50 persons; 2nd floor—clubrooms and office, 30 persons. No change in use or occupancy is now proposed. The building is provided with one interior wood stairs, 3 ft. and 3 ft. 4 in. wide, enclosed with stud, lath and plaster partitions, equipped with wood doors which are not self-closing; stairhall does not lead to street nor to roof bulkhead. In addition there is one exterior stair on the rear right side of the building leading to yard by ladder; and

WHEREAS, Certificate of Occupancy #128483 issued January 17, 1951, upon completion of work under Alt. App. 3829/50 permits the following use and occupancy: Cellar—clubrooms, 50 persons; 1st floor—clubrooms, 50 persons, 100 lbs. liveload; 2nd floor—one family dwelling for caretaker, 40 lb. liveload; and

WHEREAS, Violation #421 issued by the Borough Superintendent February 5, 1951, was for occupying the building contrary to Certificate of Occupancy #128483; and

WHEREAS, the applicant states this appeal is filed for a modification of the Code requirements as to exits and floor loads for the second floor; and

WHEREAS, the applicant states the lot in question is occupied by two buildings, the main building is the subject of this appeal; that the other building consists of a small two-story accessory garage and caretaker's apartment, which is not affected by this appeal; that the main building was erected under NB 1654/20 as a one-family dwelling; that the 1st floor and cellar were altered as clubrooms under Alt. App. 3829/50, with the 2nd floor to be used as the caretaker's apartment; and

WHEREAS, the applicant states it is now proposed to extend the clubroom use to the 2nd floor; and

WHEREAS, the applicant contends as to Objection 2, that exit from the 2nd floor consists of the primary interior stairway 3 ft. 10 in. in width for most of its run and 3 ft. 4 in. wide at the intermediate landing; that this stairway has a metal handrail and baluster and terminates at the 1st floor and center hall in typical Georgian architecture; that this center hall exits directly to the street through a 3 ft. door swinging outwardly; that there are two additional exits to the 1st floor leading directly to the open air; that the interior stairway also continues down to the cellar, from which there are two exits direct to the exterior; that it is proposed to install an approved Multiple Dwelling Law type sprinkler system throughout the stairhall on both the first and second floors as an additional precautionary measure; that in addition to the primary exit there is a fire escape balcony with sliding drop ladder to rear yard from 2nd floor, as approved under Alt. App. 3829/50; and

WHEREAS, the applicant contends the 2nd floor is small in area and will contain toilet rooms and a small office in addition to three former bedrooms which will be used as clubrooms; the total occupancy of the 2nd floor will never exceed 30 persons and usually contains 15 or 20 persons; that the building is elaborately furnished and decorated and the construction of a masonry stairwell would completely destroy the fine character of the interior; that it is felt the sprinkler system will constitute adequate exit facilities for this small area; and

WHEREAS, the applicant contends as to Objection 3, that the 2nd floor was constructed for 45 lbs. per square foot; that the occupancy proposed will impose lighter floor loads than the typical dwelling; that there will be no dancing or public meetings of any type; that whenever necessary to assemble a large group of members, this assemblage will be conducted in the cellar; that to be required to reinforce the 2nd floor would constitute an extreme hardship and seriously impair the decorative character of the present ceiling construction; that the building is located on a large plot and is accessible for egress and ingress; that there is a fire hydrant in front of the building; that the cellar ceiling is fire-

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retarded and the boiler is located in a fireproof enclosure; that the building is roofed with incombustible Spanish tile; and

WHEREAS, the applicant states the two-story building on rear of the lot will be occupied as a caretaker's apartment on the 2nd floor and the two-car garage on the first floor will be accessory to the dwelling above; and

WHEREAS, the premises were inspected by a Committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 5512 of 1953, Objections 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the occupancy of the building, as extended to the second floor, as proposed and as indicated on plans filed with this application marked "Received, May 4, 1954," (5 sheets) *on condition* that the fire escape at the rear shall have a counterbalanced stair to grade; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that a new Certificate of Occupancy shall be obtained.

966-54-A

APPLICANT—Charles Abrahams, for The Queensboro Corp., owner.

SUBJECT—Application December 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—37-06 82nd street and 81-20 37th avenue, southwest corner, Block 1292, Lot 6, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams and Alfred H. Lindberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1954, on Alt. App. 2816/54 reads:

"1. The floor above the cellar in a Class III structure over 40' in height shall be constructed of incombustible material having a fire-resistive rating of three hours. 3.2.3 Building Code."

and

WHEREAS, the applicant states the building is 3 stories, 40 ft. 8 in. in height, 99 ft. by 97 ft. 6 in. in area, Class 3 construction, erected in 1929 on a lot 100 ft. by 100 ft. in area, in a business use, B area, Class 1½ height district; used and occupied since 1929: Cellar—boiler room and storage; 1st floor—stores and offices; 2nd and 3rd floors—offices; proposed to be increased to four stories, 49 ft. 4 in. in height, Class 3 construction and used and occupied after alteration without change except that the new 4th floor will be occupied for offices. The building is provided with two 3 ft. 8 in. wide interior iron stairs, enclosed with fire-retarded partitions, equipped with fireproof, self-closing doors, extending from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #40257 issued upon completion of work under N.B. 6008/28 permits the use and occupancy of building as follows: 1st floor—stores, 75 lb. liveload; 2nd floor—offices, 60 lb. liveload; 3rd floor—offices, 60 lb. liveload; and

WHEREAS, the applicant states that the building has an area of 9580 square feet; that at the time of its erection the Building Code permitted nonfireproof construction of a corner building for the specified use having an area not exceeding 12,000 sq. ft. or a height not exceeding 75 sq. ft.; that the present roof is constructed with mansards having a ridge height of approximately 13 feet above roof level; that the base area of mansard at roof level is about 4500 square feet

which is nearly half the area of the building; that in the event of fire, these existing mansards constitute an additional hazard; that it is proposed to eliminate these mansards in the alteration; that the 1st floor is constructed of wood joists and 4 in. concrete arches on steel framing; that the 4 in. concrete arches are over the boiler and storage room and above the soffit of both first floor stair enclosures; that the wood joist area is fire-retarded with metal lath and cement plaster; that the floor of the centrally located stairway is constructed of 4 in. concrete arches on the 2nd and 3rd floors; the proposed alteration will extend the fireproof construction of the stairway to the 4th floor and roof; both stairways have 3-hour fireproof enclosures; that with the exception of the three stores on the 1st floor, the entire building is occupied by the Shell Oil Company as offices; that they are in need of additional space and there is none available in the area; and

WHEREAS, the applicant states that in order to provide additional safety for the building, it is proposed to construct the new roof of Class II construction and to fireproof the columns on the new 4th floor for a two-hour fire rating.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2816/54, Objection 1, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the additional story, substantially as proposed and as indicated on plans filed with this appeal marked, "Received, December 21, 1954" (6 sheets), *on condition* that the construction of the additional story shall be of a type of construction as proposed, or better; that the building throughout shall be occupied only as stores and offices and for no other use; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

613-52-A—Vol. II

APPLICANT—Lee Schoen of Lucien David-Schoen & Hennessy, for Valentine Gowns Inc., owner.

SUBJECT—Application for consideration—reopening and consider new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—21 East 67th street, north side, 50 ft. west of Madison avenue, Block 1382, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider new decision of the Borough Superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corporation, owner.

SUBJECT—Application for consideration—reopening and to restore to the docket—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 8 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal restored to the docket.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

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62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silverio Falconieri, owners.

SUBJECT—Application for consideration—reopening and to restore to docket. Re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of the Bronx.

APPEARANCES—

For Applicant: Anthony M. DeRose.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal restored to the docket.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application for consideration—reopening to restore to docket and to consider a new proposal as to egress from termination of exterior stair—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving J. Hirshman and J. J. Schwartz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

454-54-A

APPLICANT—John F. Fitzsimons, for Stephen Cea, owner.

SUBJECT—Application June 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-82 198th street, west side, 65 ft. north of Jamaica avenue, Block 10466, Lot 78, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn; applicant to file application for a zoning variance.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corp., owner.

SUBJECT—Application reopened November 23, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty and Richard M. Newman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 2 P. M. for inspection and decision; hearing closed.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: H. G. Jacobs.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 1, 1955, at 2 P.M. for applicant to file revised plan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 2 P.M. for applicant to file revised plans.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 2 P.M. for applicant to file consent of adjoining owner as to egress through his premises.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore A. Mazza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 2 P.M., applicant to obtain consent of an adjoining owner at the rear for exit from the rear yard.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees

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u/w of Clement March), owner, (Manhattan Lighting Equipment Co., lessee).
SUBJECT—Application June 25, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.
APPEARANCES—
 For Applicant: Thomas E. Snook, Jr. and F. W. Monckmeyer.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 1, 1955, at 2 P.M. for inspection and decision; hearing closed.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).
SUBJECT—Application June 23, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.
APPEARANCES—
 For Applicant: Daniel Laitin.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 1, 1955, at 2 P.M. for inspection and decision; hearing closed.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.
APPEARANCES—
 For Applicant: James E. Vassalotti.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 8, 1955, at 2 P. M., pending approval of device.

10-55-A

APPLICANT—Reuben Rappaport, for All States Holding Corp., owner (Parsons School of Design, lessee).
SUBJECT—Application January 6, 1955—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—410-416 East 54th street, south side, 194 ft. east of 1st avenue, and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan.
APPEARANCES—
 For Applicant: Reuben Rappaport.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 1, 1955, at 2 P. M. for inspection and decision; hearing closed.

564-23-BZ—Vol. III

APPLICANT—Irving P. Marks, for Court Leasehold Corporation, owner (C. and C. Food Stores, lessee).
SUBJECT—Application for consideration—reopening and extension of time to complete and to obtain certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use district, the change in occupancy from motion picture theatre to store (supermarket).

PREMISES AFFECTED—395-397 Court street, east side, 100 ft. south of 1st place and 101 1st place, Block 459, Lots 2 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4
 Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on June 8, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1938, as thereafter *amended* by resolutions adopted through June 8, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required including a certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 973/53)

105-41-BZ—Vol. II

APPLICANT—John B. Marino, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—442 East 109th street, southwest corner of East River drive (FDR Drive) and 433-443 East 108th street, Block 1702, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: John B. Marino.
 For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connelly 4
 Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 21, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on February 10, 1953; and

WHEREAS, the term of variance was extended on April 10, 1951 and February 10, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 21, 1949, as thereafter *amended* by resolutions adopted through February 10, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied

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with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 142/49)

586-41-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Carl Walter Wolf, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business and residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—311-315 Beach 44th street, west side, 75.33 ft. north of Rockaway Beach boulevard and 308-314 Beach 45th street, east side, 53.22 ft. north of Rockaway Beach boulevard, Block 368, Lot 7 and part of Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended and time to complete.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 25, 1953; and

WHEREAS, the term of variance was extended from time to time and last extended on February 25, 1953; and

WHEREAS, the resolution was amended on April 26, 1949 and May 22, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1941, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 806/49).

595-41-BZ

APPLICANT—Bernal Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—308 Beach 44th street, east side, 94 ft. north of Rockaway boulevard. Block 367, part of Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Norman Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended and time to complete.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 7, 1942; and

WHEREAS, the term of variance was extended from time to time and last extended on March 3, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1941, as thereafter *amended* by resolutions adopted through March 3, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; as indicated on revised plan marked 'Received January 31, 1955', one sheet; and that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 940/49)

205-44-BZ—Vol. III

APPLICANT—Peter W. Bruder, for Queens Abbey, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in the local retail use portion of plot located in a residence and local retail use district, the extension to existing undertaking establishment and one family dwelling.

PREMISES AFFECTED—198-20 Hollis avenue, south side, from 198th to 199th streets, Block 10938, Lot 22, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Zola.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on January 19, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 6, 1944, as thereafter *amended* by approval of plans on November 14, 1944 and by amendment on January 19, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, permits obtained and work has been commenced, that all permits including a certificate of occupancy required shall be obtained and all work completed within six months from the date of this *amended* resolution" (Alt. 1359/53).

739-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Estate of Hyman Arkway, owner (Abraham Wolodarsky, Executor).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting

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in a residence use district, the change in occupancy of apartment on 2nd floor to private telephone exchange, for a term of years.

PREMISES AFFECTED—601 Crown street, north side, 305 ft. west of Troy avenue, Block 1412, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended and time to complete.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 6, 1953; and

WHEREAS, the term of variance was extended on December 27, 1950 and January 6, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of two (2) years, from the date of this amended resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution" (Alt. 2144/48).

948-48-BZ

APPLICANT—Lama, Proskauer and Prober, for Boston Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in an unrestricted use, C area district, the erection of a building using more than the area permitted.

PREMISES AFFECTED—2156-2164 Tilden avenue, south side, 206 ft. 5½ in. east of Flatbush avenue, Block 5132, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 25, 1949, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on January 19, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1949, as thereafter *amended* by resolutions adopted through January 19, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and in view of statement from the owner that the work of construction is about to commence that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 1481/52, N.B. 1501/48)

367-51-BZ

APPLICANT—Norman Lederer and Leonard Joseph, for Flood Oldsmobile Company, Inc., owner.

SUBJECT—Application for consideration—reopening and approve working plans—re Application (decision of the borough superintendent), previously granted on condition under Sections 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a building to be used as an automobile showroom, sales room, motor vehicle repairs, auto painting, welding, body repairs, parts storage and office, with roof parking of customer's cars; and permitting a gasoline supply for private use only and permit the sale and display of used cars on open portion of plot and parking on the roof.

PREMISES AFFECTED—14-36 Pennsylvania avenue and 2617-2639 Fulton street, northwest corner; 50-66 Jamaica avenue and 1-23 Sheffield avenue, Block 3659, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard Joseph.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 22, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 13, 1954; and

WHEREAS, the resolution was amended on November 9, 1954; and

WHEREAS, the applicant requested an amendment and submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 18, 1951, as *amended* by resolutions adopted on March 4, 1952 and November 9, 1954 and *approve* revised working drawings marked "Received January 14, 1955" (6 sheets), as being in substantial accord with the requirements of the resolution above cited as adopted on March 4, 1952, and to permit as shown thereon, an increase in the size of building for storage of parts in the cellar, 1st and 2nd floors from 51 feet to 70 feet, 2 inches, and to permit the installation of an 1100 gallon lubricating oil storage tank, *on condition* that a sprinkler system shall be installed and that the proposed pylon roof sign shall be eliminated; that in all other respects the requirements of the resolution above cited, shall be complied with. (N.B. 467/51)

446-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Fulton Rcid Realty and Holding Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a local retail use, C area district, the demolition of the three 2 story frame buildings on the

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corner of Fulton street and Reid avenue and to permit the erection of a new 2 story extension to be used in conjunction with existing meat processing, with offices, toilets and locker rooms on the 2nd floor, using more than the area permitted, and permitting the change in use from garage for five cars and bar and grill, to meat processing.

PREMISES AFFECTED—70-74 Marion street, 349-359 Reid avenue, southeast corner and 1763-1775 Fulton street, Block 1695, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 12, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but the work has not started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 1084/53)

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a business use district the maintenance of existing legal high speed (automatic) auto laundry and permitting the erection and maintenance, for a term of fifteen years, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, by adding thereto:

"that as to Objection #2, such show windows as are objected to by the Borough Superintendent as being considered contrary to the requirements of Section 7A are hereby permitted." (NB 22/54)

55-40-BZ—Vol. IV

APPLICANT—Charles C. Weinstein, 4747 Bronx Blvd. Corporation, owner.

SUBJECT—Application for consideration—reopening and a new proposal as to use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition under section 7c permitting in a residence use district, the conversion of occupancy of an existing building formerly occupied as milk distributing plant, garage for more than five motor vehicles, stable and wagon storage (previously granted for garage and minor alterations and repairs and later granted for storage, printing, testing and light assembly on 1st story and as research laboratory on 2nd floor to north) to manufacture of cameras on 1st story; assembly, stockroom and laboratory on 2nd story.

PREMISES AFFECTED—4745-4755 Bronx boulevard, 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles C. Weinstein and Robert G. Zetsche.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

453-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clairben Realty Corp., owner (Benjamin Chevrolet Company, lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re Application decision of the borough superintendent under sections 7e, 7f, 7i and 2l of the zoning resolution, to permit in a business use C area district the building and uses in an existing building previously granted by the Board.

PREMISES AFFECTED—2025-2039 Atlantic avenue and 214-230 Hopkinson avenue, northwest corner and 23-31 Radde place, Block 1564, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

69-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Flabro Realty Corp., owner.

SUBJECT—Application reopened October 21, 1952 as Vol. II re (decision of the borough superintendent) under sections: 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction of an existing gasoline service station, auto laundry, lubritorium and office, using more area and the change on occupancy to gasoline service station, laundry, lubritorium, office and repairs.

PREMISES AFFECTED—571-581 Coney Island avenue and 1-15 Lewis place, northeast corner, Block 5141, Lot 21, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Ernest Cordova.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 19, 1954, as they appeared in Bulletin No. 4, Vol. 39, are hereby corrected to read as follows:

631-53-BZ

APPLICANT—Saul Goldsmith, for 52 Building Corp., owner.

SUBJECT—Application August 27, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in the business use, C area district portion of the plot located in a residence and business use district, the erection and maintenance of a business building (factory), using more than the area permitted.

PREMISES AFFECTED—72-02 51st avenue, 51-01 to 51-15 72nd street, southeast corner, 72-10 to 72-20 51st road and 51-02 to 51-10 72nd place (Block 2461, Lot 16), Winfield, Borough of Queens.

APPEARANCES—

For Applicant: Saul Goldsmith.
For Opposition: Ann Figlock and B. Conway.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connors 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1953 after due notice by publication in the Bulletin; laid over to January 19, 1954, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 72nd street and 72nd place are in residence and business use, C area, class 1½ height districts; 51st avenue is in business and unrestricted use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 14, 1953 acting on N.B. Applic. 2083-53, reads:

"1. Proposed bldg. within the business use district exceeds the permissible area occupancy as permitted under Art. IV, Sec. 13 of the Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 125 ft. in depth, irregular, presently vacant; that it is proposed to erect a one-story building 17 ft. in height, 199 ft. front, irregular, and 99 ft. deep, 19,010 sq. ft. in area; that the building will be of steel, fireproof and of class 1 construction; that in addition, an area of 5,100 sq. ft. at the south of the building will be used as a buffer zone which will be graded, seeded and enclosed with an 8 ft. high cyclone fence; and

WHEREAS, the applicant contends that the building will be used for factory purposes and that liberal off street loading is provided; that the area of the plot is 24,387 sq. ft.

located partially in a business and residential use and in a C area, 1½ height district, of which 20,037 sq. ft. are located in the business district and 4,330 sq. ft. in the residential district; that the proposed building will lie entirely within the business use district and it is proposed to occupy a total of 19,010 sq. ft. with the following breakdown of area use:

Area of lot	24,387 sq. ft.
Area of proposed building	19,010 sq. ft.
Allowable area	
75% of 15,000 sq. ft. (3 corners)	11,250 sq. ft.
60% of 5,037 sq. ft. (interior lot)	3,022 sq. ft.

Loading berth	726 sq. ft.
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Total allowable	14,998 sq. ft.
Excess	4,012 sq. ft.

that the 25 ft. 7 in. by 200 ft. area to the south will be a grass plot which will be kept permanently as a buffer zone; that the proposed structure will have no access door from the building to this buffer zone; that in view of existing conditions and the beneficial effect of the proposed development, substantial justice would be done and a great hardship relieved if this application is granted; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board deemed, in view of the zoning permitting business use with limited factory occupancy within the business use area and unrestricted use zoning opposite the proposal to leave all the portion of the plot of 5,000 square feet area in the residence use district unbuilt upon and unused and kept grassed with trees properly fenced and with no openings for motor vehicles on the side streets, that the one story fireproof building with the above cited safeguards and protection will be an asset and no detriment to the resident district in the rear and that this solution is just and reasonable and consistent with the intent and purpose of the Zoning Resolution; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21, of the zoning resolution, as to area, on condition that the proposed building shall be solely in that portion of the plot zoned for business use, as proposed and as indicated on plans filed with this application marked "Received August 27, 1953" 5 sheets, and with no openings other than a pedestrian exit as shown to 72nd street and 72nd place, and with vehicular openings only on 51st avenue, located where and of the width as shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire fighting equipment shall be installed as the Fire Commissioner shall direct; that there shall be no signs erected or maintained except on the front wall of the building facing 51st avenue, excluding all roof signs and all temporary signs and all signs at the rear and side of the building; that the rear portion of the plot within the residence use district shall be suitably landscaped as proposed; and enclosing fences shall be of a woven wire chain link type and shall be constructed on the interior and street lines with no opening therein, except a gate for access as shown for taking care of the premises; that there shall be along the rear lot line, inside the fence, oriental plane trees planted approximately 25 ft. on centers; that such trees shall be at least four inch caliber and not less than 10 ft. in height; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—Premises affected corrected to read "72-02 51st avenue" instead of "72-05 51st avenue".

RULES

RULES FOR THE TESTING AND USE OF BLENDED CEMENTS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, AUGUST 2, 1940. EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, AUGUST 26, 1940.

(584-39-SR)

Authority:

Pursuant to the Authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York, and C26-189.0, Administrative Building Code (2.2.1.1), and C26-312.0, paragraph c, subdivision 2, Administrative Building Code (7.1.1.7.3) reading: "Nothing herein contained shall be construed to prohibit the use of cements of other types which are approved by the board and are used in accordance with rules of the board governing their use."

1.0 Scope.

1.1 The intent of these rules is to provide a basis for the use of blended cements other than Portland Cement. Subject to the restrictions in the approval of the Board as to each brand, such blended cements may be used as substitutes for Portland Cement on an equivalent weight basis where Portland Cement is permitted.

2.0 Blended Cements.

2.1 Blended cements shall include an intimately interground mixture of approved Portland Cement with natural or artificial products composed of silica and alumina, which shall be mixed with Portland Cement in limited proportions, (except as may be otherwise provided for in the Administrative Code) and which will react in the presence of water to form a hydraulic cement.

2.2 Admixtures to Portland Cement shall have a previous record of satisfactory experience.

2.3 These rules shall not be applicable to harmless materials used as coloring, waterproofing, plasticizing, and freezing preventatives when used as admixtures to Portland Cement in quantities not in excess of 1%.

3.0 Manufacture and quality of Blended Cements.

3.1 A flow sheet in duplicate showing the process of manufacture and blending shall be filed with the Board as part of any application for approval which shall include the origin and the amount of materials used and proof as to quality and uniformity.

4.0 Available supply of raw materials.

4.1 Evidence shall be filed with the Board showing the potential supply of raw material available to the manufacture.

5.0 Fineness.

5.1 The specific surface shall be not less than 1800 sq. cm. per gram, as determined by methods of test described in A.S.T.M. specifications C115-38T.

5.2 The residue shall not exceed 15% by weight on a No. 325 standard sieve.

6.0 Soundness.

6.1 A pat of neat cement of normal consistency shall be subjected to tests for soundness by the methods outlined in A.S.T.M. specifications C77-36, and when

so tested it shall show no signs of distortion, cracking, checking or disintegration when subjected to the steam test, nor shall the expansion of the pat be greater than 5mm, when molded in Le Chatelier tongs and stored in a standard moist closet for 24 hours.

6.2 In addition to these requirements, the expansion of three 1" x 1" x 10" bars of neat cement of normal consistency when subjected to the Autoclave test, A.S.T.M. tentative method, shall not have an expansion in excess of 0.75%.

7.0 Time of set.

7.1 Time of setting shall be determined by test described in A.S.T.M. Specification C77-36, and the mortar so tested shall not develop initial set in less than one hour and final set in more than 10 hours, as tested with Vicat or Gillmore needle.

8.0 Compressive strength for normal blended cements.

8.1 The average compressive strength of five 2-inch mortar cubes composed of one part of blended cement and 2.75 parts graded Ottawa sand by weight shall be not less than the following:

Age at Test	Storage of Cubes	*Compressive Strength
7 days	1 day in moist air, 6 days in water	2200 lbs. sq. in.
28 days	1 day in moist air, 27 days in water	3500 lbs. sq. in.

*When tested in accordance with Fed. Spec. SS-C-158.

8.2 Tensile Strength.

The average tensile strength in lbs. sq. in. of not less than 5 mortar briquets composed of one part cement and 3 parts of Ottawa sand, by weight, shall be equal to or greater than the following:

Age at Test	Storage of Briquets	Tensile Strength Lbs. Sq. In.
3 days	1 day in moist air, 2 days in water	175
7 days	1 day in moist air, 6 days in water	275
28 days	1 day in moist air, 27 days in water	350

The average tensile strength of the mortar at 7 and 28 days shall be higher than that at 3 and 7 days respectively.

9.0 Blended cements having other properties.

9.1 When approval of the board is requested for the use of Blended Cements having high early strength, sulfate resistance or low heat of hydration, application shall be made to the board for additional tests to develop these properties.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, March 18, 1955*, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

- 1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

- 9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 25, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the

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solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used

and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(m) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(m) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "heretofore established" shall mean those dry cleaning establishments established on or after January 1, 1953 up until the effective date of these Rules.

1.5. The term "hereafter established" shall mean those dry cleaning establishments established after the effective date of these Rules.

1.6. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

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- 1.7. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.8. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals and Affidavits.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings by either the owner, lessee or agent of such premises on forms customarily furnished by the Department and an approval of the Department of Housing and Buildings obtained thereon.
 - 2.1.1. Before the Department of Housing and Buildings shall approve any plans of such hereafter established dry cleaning establishment which are Class B dry cleaning establishments the Fire Commissioner shall approve the plans submitted to the Department of Housing and Buildings as required by Rule 2.1.
- 2.2. The proprietors or agents of any heretofore established cleaning establishment shall file with the Department of Housing and Buildings statements under oath on forms furnished by the Department of Housing and Buildings as to the aggregate dry load capacity of the dry cleaning unit or units and the gross floor area of said establishment used in accordance with the Zoning Resolution, Sections 4(a), 53(b), and Rules 3.1 and 3.2.
- 2.3. The requirements of Rules 2.1, 2.1.1 and 2.2 shall not apply to existing dry cleaning establishments. The requirements of Rule 2.2 shall not apply to those heretofore established dry cleaning establishments which have previously obtained approvals on plans from the Department of Housing and Buildings where information substantially similar to that required to be furnished under said Rule 2.2. is on file with the said Department of Housing and Buildings.
- 2.4. All premises which contain existing dry cleaning establishments as well as all heretofore established and hereafter established dry cleaning establishments complying with the provisions of Rules 2.1, 2.1.1, 2.2 and 2.3 shall not be required to obtain a special certificate of occupancy relating to the use of the premises for a dry cleaning establishment.
- 2.5. No dry cleaning unit shall be installed six months after the effective date of these Rules unless such unit is approved by the Board of Standards and Appeals or unless an application for approval of the cleaning unit is filed with the Board of Standards and Appeals and a calendar number issued in connection therewith and a statement under oath is filed by the proprietor of the dry cleaning establishment or his agent that the dry load capacity of such dry cleaning unit is not greater than sixty pounds as defined below in Rule 2.6.
- 2.6. The dry load capacity of all dry cleaning units for the purpose of these rules and the Zoning Resolution shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.7. No dry cleaning solvent shall be used six months after the effective date of these Rules unless such solvent has been tested and rated by the Fire Commissioner or unless an application for such testing

and rating of such dry cleaning solvent is made with the Fire Commissioner.

- 2.7.1. It shall be unlawful to use any dry cleaning solvent in any dry cleaning unit having a flash-point other than that for which the dry cleaning unit is designed.

- 2.8. Except as otherwise expressly required by these Rules, nothing shall require any change in the construction, use of occupancy of any existing dry cleaning establishment or any change in the construction, use or occupancy in any heretofore established dry cleaning establishment which conforms with Sections 4(a), 53(a), (b) and (c), and Sections 4 (A), 4 (B) and 4 (C) of the Zoning Resolution adopted by the City Planning Commission on January 21, 1953.
- 2.9. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No dry cleaning establishment which is a heretofore established dry cleaning establishment or a hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles. The use of such basement or cellar area may include the installation and use of a boiler, dead or cold storage, storage of supplies, storage and filtration of solvents and space utilized for specialized washing equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by the non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, tailoring and alteration of garments, fur cleaning and glazing, and fur storage.
- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building:
 - 3.2.1. which is of wood frame construction;
 - 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
 - 3.2.3. any part of which establishment is within 20 feet of any public building.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

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- 4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following:

- 5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

- 5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

- 5.2. Non-fire proof enclosing partitions and ceilings of any such dry cleaning establishment shall be fire-retarded with one-hour fire resistive materials and doors or in lieu thereof with one approved automatic one-inch wet pipe sprinkler head located over the cleaning unit which shall have its source of supply from the house water system.

- 5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

- 5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

- 5.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following:

- 6.1. No power or heating boiler having a grate area in excess of 3 square feet shall be permitted in the same area or space where dry cleaning units are located

unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

- 6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

- 6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing, heretofore established or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

- 7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

- 7.2. No smoking shall be permitted in any such establishment except Class A establishments where fewer than six employees are employed. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.

- 7.3. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

- 7.4. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

- 7.5. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

Rule 8. Ventilation.

- 8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units.

- 8.2. All Class A dry cleaning establishments whether existing, heretofore established or hereafter established shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

- 8.3. The direct equipment exhausts or vents of any hereafter established dry cleaning establishment whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof or legal street grade of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan and the terminal of the exhaust, shall be at least five feet from any legal ventilating openings if said legal ventilating windows or legal ventilating openings lie on the

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same plane as the said exhaust terminal and when the said legal ventilating windows, or other legal ventilating openings lie on a plane which faces in the direction of the exhaust terminal the said terminal shall be at least 10 feet away from the same.

- 8.4. In all Class A dry cleaning establishments whether existing, heretofore established or hereafter established, all solvent used in the dry cleaning unit shall either (a) be received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system; or (b) be received and stored in a tank or tanks and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments whether of Class A or Class B or whether existing, heretofore established or hereafter established.

- 9.2. The proprietor of any Class A establishment whether existing, heretofore established or hereafter established, shall furnish to any person cleaning out a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type respirator for his use during the process of cleaning out any such unit.

- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Date of Rules.

The effective date of these rules is (the date of actual adoption).

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 7

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10. A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

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58-55-BZ—H.B.Q.—134-14 218th street, west side, 81.79 ft. south of Merrick boulevard, Block 13011, Lot 46, Springfield Gardens, Borough of Queens, Alt. 3048-54—re loading and unloading, storage for builders' materials; parking; curb cuts.

59-55-BZ—H.B.Bx.—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx, N.B. 1541-54—re gasoline service station, lubritorium, auto washing (non automatic), parking and storage of cars to be serviced, etc.

60-55-BZ—H.B.B.—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn, N.B. 1644-54—re gasoline service station, auto washing, lubritorium, sales, minor repairs, etc.

61-55-BZ—H.B.Q.—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens, N.B. 4735-54—re gasoline service station, lubritorium, auto laundry, parking of motor vehicles to be serviced, etc.

62-55-A—H.B.Q.—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens—under section 35, General City Law re construction in bed of mapped street—proposed widening of Parsons boulevard, N.B. 4735-54.

63-55-BZ—H.B.Q.—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens, Alt. 2931-54—re storage of lumber trim and building materials, etc.

64-55-SR—Rules for testing and use of air entraining cement, New York City Charter, Sec. 666, etc.

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66-55-A—H.B.B.—224 Avenue N and 1494-1496 East 3rd street, southwest corner, front and rear buildings, Block 6584, Lot 10, Borough of Brooklyn, N.B. 1875-50—re multiple dwelling—yard required.

67-55-SM—Picone Cinder Brick (for use in masonry construction), manufactured by Picone Brothers Builders Supplies, Inc., Material.

68-55-SM—Kwik-Weld (bonding agent), manufactured by Chemical Products Co., Material.

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Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
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Erection, Alteration, Repair, Excavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
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Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

FEBRUARY 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning February 15, 1955, at 10 o'clock in Room

1013, Municipal Building, Manhattan, on the following matters:

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles. **PREMISES AFFECTED**—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of objector; no further requests for adjournment; then

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed; applicant to submit more complete plans of proposed use.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years. **PREMISES AFFECTED**—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

Laid over from January 11, 1955, to January 18, 1955, at request of attorney for objectors; no further requests for adjournment; then to February 15, 1955, for inspection and decision; hearing closed.

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, James and Bertha Weinstein, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the demolition of all structures on plot except public garage on lot 41 in unrestricted use portion, and to change its use to high speed auto laundry, and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion and to include lubritorium, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street; 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision without further argument; hearing closed.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of

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motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, A area district the erection and maintenance of a structure to be used for light manufacturing, show-room, offices and storage; using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

Laid over from January 18, 1955, to February 15, 1955, for inspection and decision; hearing closed.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

Laid over from January 25, 1955, to February 15, 1955; applicant to notify affected property owners by regular mail.

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application reopened May 25, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street.

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

Laid over from December 14, 1954, to February 1, 1955, for inspection and decision; hearing closed; then to February 15, 1955, for applicant to submit revised plans showing less coverage of the vacant plot and with a substantial area vacant along side lot line of adjoining house to the west, eliminating unloading space and with planting in place thereof; suitable fences along the west line; hearing previously closed.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a sign, and to permit the parking of twenty motor vehicles; and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

Laid over from January 11, 1955, to February 1, 1955, for decision by the Board, no further argument; hearing closed; then to February 15, 1955, for applicant to submit revised plans and for further inspection by Committee of the Board; hearing closed.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record.

OWNER UNDER PURCHASE CONTRACT: Carl Oberg.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

Laid over from February 8, 1955, to February 15, 1955, at the request of objector, applicant agreeing; no further request for adjournment; hearing closed.

321-49-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the extension use and area of existing gasoline service station, to include gasoline service station, lubricatorium, auto washing, motor vehicle repairs and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

50-54-BZ

APPLICANT—Ferdinand Savignano, for Vito Martino, owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a zoning resolution, to permit in a business use, C area district the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—6621—18th avenue, east side, 20 ft. north of 67th street, Block 5561, Lot 2, Borough of Brooklyn.

CALENDAR

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

487-54-BZ

APPLICANT—LeRoy Holman, for Gloria and LeRoy Holman, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a one family dwelling, nearer to the street line than is permitted.

PREMISES AFFECTED—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

687-54-BZ

APPLICANT—Charles M. Spindler, for Louis and Kathleen Pillari, owners.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconversion of building from a factory, office, and laboratory to storage garage for more than five motor vehicles and offices.

PREMISES AFFECTED—11-06 to 11-08 30th avenue, and 9-40 Main avenue (street), southwest corner, Block 507, Lot 31, Astoria, Borough of Queens.

747-54-BZ

APPLICANT—George H. Colin, for George H. Van Siclen, owner.

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a business building (stores), without the required set backs from both streets and using more than the area permitted; and to permit the accessory parking of motor vehicles on un-built upon portion of plot.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

748-54-A

APPLICANT—George H. Colin, for George H. Van Siclen, owner.

SUBJECT—Application October 1, 1954—filed pursuant to section 35, General City Law re erection of premises partly

in bed of mapped street proposed widening of Little Neck parkway and a decision of the borough superintendent.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 15, 1955, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.

SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Kniekerboeker avenue, Block 3219, Lot 36, Borough of Brooklyn.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

484-54-A

APPLICANT—L. B. Santangelo, For Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

382-43-A—Vol. V

APPLICANT—Henry G. Harris, for Caton Nursing Home, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. V—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.
OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

246-51-A

APPLICANT—Harry and Gabriel Dietz, doing business as Dietz Rayon Waste and Textile Co., lessee for Maege Realty Corp., owner.

SUBJECT—Application April 3, 1951—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—7-9 Bond street, south side, 75 ft. west of Lafayette street, street floor, basement and sub-basement; Block 529, Lots 13 and 14, Borough of Manhattan.

126-52-A

APPLICANT—Windsor Oaks Corporation, owner.

SUBJECT—Application February 2, 1952—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—217-08 to 217-26 and 220-22 to 220-28 73rd avenue, 74-23 to 74-45 220th street, 73-76 to 73-96 and 75-08 to 75-34 Springfield boulevard, 219-12 to 219-18 and 219-33 to 219-55 74th avenue, 219-16 to 219-38 and 219-80 to 219-96 75th avenue, Block 7742, Lot 3; Block 7754, Lot 3; Block 7755, Lot 3 and Block 7739, Lot 3, Bayside, Borough of Queens.

905-54-A

APPLICANT—William J. Taylor, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3-13 West 136th street, north side, 234 ft. 6 in. west of 5th avenue, Block 1734, Lot 1, Borough of Manhattan.

794-54-A

APPLICANT—Julius S. Rapson, for Joseph Saekowski, owner.

SUBJECT—Application October 19, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-04 Marathon parkway, west side, 384.89 ft. and 334.96 ft. south of Northern boulevard, Block 8215, Lot 57, Douglaston, Borough of Queens.

967-54-A

APPLICANT—Julius S. Rapson, for Joseph Saekowski, owner.

SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-02 Marathon parkway, west side, 334.96 ft. south of Northern boulevard, Block 8215, Lot 54, Douglaston, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 23, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 23, 1955, at 10 o'clock in Room 1013 Municipal Building, Manhattan, on the following matters:*

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for inspection and decision; hearing previously closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of

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the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection by the Board and decision; hearing previously closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; hearing previously closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection and decision; hearing previously closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952—re (decision of the borough superintendent) under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories, and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; hearing previously closed; then to January 25, 1955, for applicant to file revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions; then to January 18, 1955, for applicant to file revised plans as to grade conditions; hearing previously closed; then to January 25, 1955, for consideration of revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northwest corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from January 18, 1955, to January 25, 1955, at request of objector; applicant concurring; then to February 23, 1955, for inspection and decision without further argument; hearing closed.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, hearing closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

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Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.
SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.
SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.
PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.
Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, hearing closed.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.
SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).
SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.
PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.
Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).
SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).
SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.
PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.
Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed.

765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).
SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.
PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

Laid over from January 18, 1955, for inspection; date to be set; then set for further hearing on February 23, 1955.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.
SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.
Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; applicant to file revised plans; then to February 23, 1955, for further inspection; hearing closed.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.
SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).
PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.
Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, applicant to file revised plans; hearing closed.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.
SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).
PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.
Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection and decision.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

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SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326, Lot 21, St. Albans, Borough of Queens.

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue and 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

414-54-BZ

APPLICANT—Schrack and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7h of the zoning

resolution, to permit in a residence use district the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265.22 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozon Park, Borough of Queens.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

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PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.
SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

FEBRUARY 23, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 23, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

848-53-SM

APPLICANT—Sanford Brick and Tile Company, Inc., owner (Limestone Products Corp., agent).
SUBJECT—Application November 30, 1953—Sanford Brick and Tile Company, Inc., Face Brick Shade Nos. 1, 60, approval of.

793-54-SM

APPLICANT—Cordo Chemical Corporation, owner.
SUBJECT—Application October 14, 1954—Cordoglas (draperies, black-out curtains), approval of.

371-53-SM—Vol. II

APPLICANT—W. L. Gates, for The Celotex Corporation, owner.
SUBJECT—Application reopened September 14, 1954 as Vol. II—re amendment of resolution—re Acoustical-Line "Heavy-Duty" Metal Suspension Ceiling.

408-54-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application May 20, 1954—USG Corrutone Acoustical System (acoustical treatment), approval of.

617-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.
SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

616-54-SA

APPLICANT—Warren Connolly Co., Inc., agent for Norge Division of Borg-Warner Corporation, owner.
SUBJECT—Application June 22, 1954—Norge Automatic and Norge Semi-Automatic Washers, Models AW-405, AW-410, AW-422, AW-425, AW-450 and AW420, approval of.

501-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.
SUBJECT—Application June 7, 1954—Ross Fuel Oil Pre-heaters, Type EF, approval of.

589-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.
SUBJECT—Application July 6, 1954—Ross Fuel Oil Pre-heaters (U-tube type), Model EU, approval of.

750-38-SA

APPLICANT—Crane Company, owner.
SUBJECT—Application for consideration—reopening as for amendment to resolution to include additional model number vacuum breaker—re C-7830 Vacuum Breakers for supply fixtures, sizes $\frac{3}{8}$, $\frac{1}{2}$, $\frac{3}{4}$, 1, $1\frac{1}{4}$, $1\frac{1}{2}$, 2 and 3 inches; previously approved.

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.
SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45, Borough of Manhattan.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).
SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Borough of Manhattan.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

548-52-A

APPLICANT—Frederick A. Ketcher, for Ambrose O'Brien, owner (Edward B. McDermott, lessee).
SUBJECT—Application July 14, 1952—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—297 Warren street, north side, 200 ft. west of Smith street, Block 390, Lot 55, Borough of Brooklyn.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).
SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

722-54-A

APPLICANT—Ivan Pinsker, for Bush Terminal Buildings Co., owner (Gabriel Century Wood Heel Corp., lessee).
SUBJECT—Application September 12, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—872-890 3rd avenue (882 displayed), west side, 775 ft. north of 36th street, Block 679, Lot 1; Bush Building #10, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

MARCH 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarrello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

Laid over from January 18, 1955, to March 1, 1955, for inspection and decision; hearing closed.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for applicant to report to the Board as to possibility of rebuilding the entire station; hearing previously closed; then to March 1, 1955, for applicant to submit revised plans.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument, hearing closed.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument; hearing closed.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision without further argument; hearing closed.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use district the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision without further argument; hearing closed.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

Laid over from February 8, 1955, to March 1, 1955, for applicant to file revised plans, and for inspection, hearing closed.

CALENDAR

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.
SUBJECT—Application August 2, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

Laid over from February 8, 1955, to March 1, 1955, for inspection and decision; hearing closed; applicant to furnish Board with information as to rezoning in 1954; hearing closed.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

509-38-BZ—Vol. II

APPLICANT—Alexander H. McPhee, for Tide Water Associated Oil Co., owner (Otto Strebel, lessee).

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the extension to accessory building on existing gasoline service station to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—202-01 Rocky Hill road, northeast corner of 202nd street, Block 5561, Lots 10, 13 and 62, Bayside, Borough of Queens.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.
SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.
SUBJECT—Application April 20, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 44, Borough of Manhattan.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nyman, owner.

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

449-54-SM

APPLICANT—Bodde Screen Company, for Hollywood Universal Inc., owner (Imperial Carpet & Furniture Company, agent).

CALENDAR

SUBJECT—Application May 27, 1954—Bodde Seamless Screen, Type A, B and C, Projection Screen, approval of.

965-41-SM

APPLICANT—Safway Steel Scaffolds N. Y., Incorporated, owner.

SUBJECT—Application November 10, 1941—Safway Steel Scaffolding, approval of.

693-54-SM

APPLICANT—Roof Structures, Inc., owner.

SUBJECT—Application August 11, 1954—Roof Structures, Inc., Glued Laminated Timbers (for use as beams, arches, trusses and columns), approval of.

506-52-SM

APPLICANT—Askania Corporation, owner.

SUBJECT—Application June 23, 1952—Portite (integral admixture for concrete), approval of.

730-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System (exposed type), for suspended ceilings, approval of.

729-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Basic Concealed Type, approval of.

728-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Basic Exposed Type, approval of.

727-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Rigid Beam Type (for suspended systems), approval of.

781-49-SA

APPLICANT—Ace Cabinet Corporation, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional size of gas fired drying tumbler—re Ace Telecoin Tumble Dryer (gas heated clothes dryer); previously approved.

626-52-SM

APPLICANT—Limestone Products Corporation, for Larsen Products Corp., owner.

SUBJECT—Application for consideration—reopening and amendment to resolution as to trade name—re Plaster-Weld (bonding agent); previously approved.

143-54-SM

APPLICANT—United States Plywood Corporation, owner (J. A. Fitzpatrick, agent).

SUBJECT—Application for consideration—reopening and amendment to resolution as to one-hour rating—re Weldwood ¾-Hour Door (weldrock core), previously approved.

877-54-SM

APPLICANT—Acheson Manufacturing Company, owner (Demov & Morris, agents).

SUBJECT—Application November 15, 1954—Acheson Bronze Silver Brazing Tube Fittings, MS, Spec. MIL-F-1183, approval of.

944-54-SM

APPLICANT—Ajax Contracting Company, Inc., owner.

SUBJECT—Application December 2, 1954—Ajax Easy Opening Device for Cellar Trap Door, approval of.

234-54-SA

APPLICANT—Carrier Corporation, owner.

SUBJECT—Application March 17, 1954—Carrier Conversion Oil Burner, Models 38C2 and 38C4, approval of.

682-52-SM

APPLICANT—Emanuel M. Glick, for Elof Hansson, Inc., owner.

SUBJECT—Application August 19, 1952—Reyno Coustic (corrugated and pyramid perforated acoustical panels), approval of.

979-41-SM

APPLICANT—L. O. Koven & Bros. Inc., owner-manufacturer.

SUBJECT—Application for consideration—reopening and amendment of resolution, Koven 275 Gallon Obround Fuel Oil Tank; previously approved.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees u/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).

SUBJECT—Application June 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corp., owner.

SUBJECT—Application reopened November 23, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22, Borough of Manhattan.

10-55-A

APPLICANT—Reuben Rappaport, for All States Holding Corp., (Parsons School of Design, lessee).

SUBJECT—Application January 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—410-416 East 54th street, south side, 194 ft. east of 1st avenue and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan.

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway (2nd floor); Block 286, Lot 60, Borough of Manhattan.

CALENDAR

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-man, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee, for Havemeyers and Elder, Inc., owner.

SUBJECT—Application July 9, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 8, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed; then laid over from January 25, 1955, to March 8, 1955, at request of the applicant.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, storage and sale of accessories, and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; applicant to file corrected drawing with proper widening dimensions for 131st street and 14th avenue and a revised plot plan of proposed layout including the widening.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; hearing closed.

421-37-BZ—Vol. II

APPLICANT—Henry Nordheim, for Antonio Moccia, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1108 East 216th street, south side, 3.07 ft. west of Wilson avenue, Block 4710, Lots 22 and 23, Borough of The Bronx.

517-54-BZ

APPLICANT—Charles Abrahams, for John Hinke and Peter Brumig, owners.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—62-21 to 62-23 Metropolitan avenue, north side, 225 ft. east of 62nd street, Block 2771, Lot 52, Middle Village, Borough of Queens.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinclander avenue, Block 4275, Lot 29, Borough of The Bronx.

771-54-BZ

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application October 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, G1 area district the extension of existing building, without the required set-back from mapped street.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road, Block 12981, Lot 118, Rosedale, Borough of Queens.

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street, and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

CALENDAR

859-54-BZ

APPLICANT—John F. Fitzsimons, for Diedrich and Anna M. Grube, owners.

SUBJECT—Application November 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the change in occupancy from one family dwelling to two family dwelling without the required side yard on northerly side of lot.

PREMISES AFFECTED—93-09 239th street, east side, 80 ft. north of 93rd road, Block 7999, Lot 9, Bellerose, Borough of Queens.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grand avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

741-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Valentine Realty Corp., owner (Forack Corp., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change in use from ordinary storage in cellar to garage for motor vehicles.

PREMISES AFFECTED—250 East 187th street and 2400 Ryer avenue, southeast corner, Block 3152, part of Lot 11, Borough of The Bronx.

534-47-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for Avelyn F. Goldstein, owner (Packard, Jamaica, lessee).

SUBJECT—Application reopened October 14, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from office, storage and shipping of tires, auto accessories, and incombustible materials, to office and storage of more than five motor vehicles waiting to be serviced in adjoining building on Lot 31.

PREMISES AFFECTED—150-34 Hillside avenue, south side, 200 ft. west of 153rd street, Block 9697, Lot 26, Jamaica, Borough of Queens.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application June 30, 1954—re (decision of the

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borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

914-54-BZ

APPLICANT—Edward B. Moebus, for Lockwood Greene Engineers, Inc. (Western Electric Co., Inc., owner).

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a business and manufactur-

ing use district the erection and maintenance of a structure to be used as a repair shop, warehouse, office, more than the permitted height within two miles from an airport.

PREMISES AFFECTED—135-02 Springfield boulevard, southwest corner of Merrick boulevard, Block 13007, Lot 31, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 8, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 25, 1955, were approved as printed in the Bulletin of February 1, 1955, Vol. 40, No. 5.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Michael Levine and Morris Hagel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M., for applicant to file revised plans, and for inspection; hearing closed.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for further inspection; hearing closed.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road (Block 3644, Lot 1), Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Saul Godwin and Isaac Jacobs.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., applicant to file revised plans; hearing closed.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue (Block 2045, Lots 50 and 52), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar; no notices were sent out by applicant; new date for hearing to be set.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello and L. E. Reiner.

For Opposition: S. Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for information from Park Department and for applicant to file revised plans; hearing closed.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—(decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district then is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McGee.

For Opposition: George W. Watson and Pauline Bieler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 10 A. M., at the request of objector, applicant agreeing; no further request for adjournment.

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application August 2, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Roekaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh, Maurice C. Greinberg and Lee Harris.

For Opposition: A. Frederick Meyerson, C. J. Cammarata for N. Y. C. Housing Authority, Benjamin Schatz, Edward J. Horn and John W. Guetter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M. for inspection and decision; hearing closed; applicant to furnish Board with information as to rezoning in 1954; hearing closed.

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642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Casale, owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, James P. Clark and Alfred P. Thackaberry.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 10 A. M. for inspection and decision without further argument; applicant to file corrected drawing with proper widening dimensions for 131st street and 14th avenue and a revised plot plan of proposed layout including the widening.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy, Sam Shumsky and Joseph Goldberg.

For Opposition: Howard E. Spier and Louis Tommer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 10 A.M. for inspection and decision without further argument; hearing closed.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glasgall, owners.

SUBJECT—Application August 3, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 10 A. M., for further inspection and decision; hearing previously closed.

855-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Annie Siden and 242 Madison Street Corp., owners.

SUBJECT—Application November 10, 1954 (decision of the borough superintendent), under sections 7e and 7h of the

zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—30-36 Pitt street, east side, 112 ft. 9½ in. north of Broome street, Block 337, Lots 7, 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: August Barnett, Abram K. Leef, C. J. Cammarata for N. Y. C. Housing Authority Milton Altman and Edmund Karp for Boro President Manhattan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice in view of new street being laid out on the southerly side of Williamsburg Bridge for which the premises involved in this application will be acquired.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

384-20-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Catherine Egenberger, owner, Quality Mirror Works, Inc., lessee.

SUBJECT—Application March 2, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to manufacturing of mirrors and the installation of a spray booth, without the required height for loading and unloading berth.

PREMISES AFFECTED—754-764 Jamaica avenue and 1-7 Chestnut street, southeast corner, Block 4104, Lot 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 23, 1954 subject to regular procedure, to consider new proposed use; and

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; laid over to February 8, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Jamaica avenue and Chestnut street are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 10, 1954 acting on Alt. Applic. 3710-53, reads:

"1. Proposed change of occupancy from public garage to mfg. of mirrors & installation of a spray booth in a bldg. located partly within a residential district is contrary to Art. 2 Sect. 3 of the zone resolution.

2. Provisions for a loading & unloading berth in accordance with Sect. 19A (g1 & g2) of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 8 in. and 108 ft. 4 in. frontage by 116 ft.

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6 in. and 150 ft. in depth, irregular, on which is located a one story building, 14 ft. 10 in. in height, erected in 1920 under N.B. 7553-20, of class 3 construction and used and occupied at that date in accordance with certificate of occupancy No. 7845 issued March 21, 1921 and in accordance with the resolution of the Board acting on Cal. No. 384-20-BZ dated July 20, 1920, permitting the use of the building as a garage; that application was again made to the Board under the same calendar number for the inclusion of a gasoline service station in the garage for more than five cars, which was granted on condition on December 14, 1937; that the district maps accompanying the zoning resolution show Jamaica avenue and for a distance of 100 ft. south of and parallel with Jamaica avenue is in a business use district, the remaining portion being in a residence use district; that the entire site is located in a C area, class 1 height district; and

WHEREAS, the applicant contends that the building was occupied as a garage for more than five cars until October 1952, about which time the owner leased the premises as an ice cream plant in violation of the resolution of the Board and the certificate of occupancy; that in August of 1953 the present lessee entered into possession under a 19 year lease, to occupy the building for light manufacturing; that the lessee is engaged in the manufacture of small hand mirrors sold principally for the pocketbook trade and manufacture of mirrors for automobiles; and

WHEREAS, the applicant further contends that it is now proposed to legalize the change in use to permit the manufacturing of mirrors and the maintenance of a spray booth used in connection with such manufacturing; that it is not proposed to structurally alter the building, other than to provide a women's dressing room adjacent to the existing office and toilet rooms and to close up both windows in the residence use portion of the premises; and

WHEREAS, the applicant states that the premises occupy an area of approximately 13,300 sq. ft. of which all but approximately 2,300 sq. ft., or less than 20%, is located in a residence use district; that there are to be no openings on any of the lot lines and there is only one exit, 3 ft. in width, out to Chestnut street, in compliance with Labor law provisions; that the premises is located opposite the Salem Field cemetery and the adjoining lots in this block, facing Jamaica avenue, are used as a stone and cemetery monumental works, which is a non-conforming use; that the proposed loading and unloading in the premises will take place through the Jamaica avenue entrance, located adjoining the monument works; that there are two existing curb cuts on Jamaica avenue which will be maintained; that loading and unloading will take place through the easterly existing opening, which is 12 ft. in width and 11 ft. 11 in. in height; that it is proposed to maintain the opening, which is sufficient, but the requirement that the opening be a minimum of 14 ft. will effect a hardship upon the occupant of the building because of the structural changes which would become necessary; that any trucks used are small trucks rather than the large trailer trucks; and

WHEREAS, the applicant states that the present owner has held title to the property since May 6, 1932; that the assessed valuation of land is \$18,000 and of the building \$30,000 making a total of \$48,000; that the building was erected in 1920; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the committee has taken cognizance of the objections raised and also of the method of the manufacturing processes that are used in the building, which appear to be substantially noiseless, and recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the

existing building, formerly approved for the area and use, as a storage garage to be occupied within the area as proposed and shown on plans marked, "Received, March 2, 1954," (one sheet) and, "December 1, 1954" (2 sheets), on condition that the building shall not be increased in height or area; that there shall be no windows or other openings on the lot lines within the residential district; that any windows or openings existing shall be closed; that no additional openings shall be erected to Chestnut Street, other than the existing three (3) foot door opening which shall be only for exit purposes in the event of emergency; that this variance shall continue only as long as the building is maintained for the use now existing on the premises and for no other; that the type of machinery shall not be substantially different from what is now used; that under Section 19A subdivision j the loading space may be as proposed and shown on such drawings above cited; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that spraying equipment shall be relocated within the business use area and ventilated through the roof with exhaust facing Jamaica avenue; that gasoline dispensing pumps shall be removed and storage tanks sealed; and that all permits shall be obtained, including a new Certificate of Occupancy, within six months of the date of this resolution.

354-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Direct Realty Company, owner, Socony Vacuum Oil Company, Inc., lessee.

SUBJECT—Application August 19, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the maintenance of existing gasoline service station, car washing, lubritorium, utility room, office, and the parking of motor vehicles waiting to be serviced, and to add the use of motor vehicle repairs, and to permit the facing of the front and two sides of accessory building with porcelain enamel.

PREMISES AFFECTED—3525-3529 White Plains road, west side, 15.44 ft. north of Gun Hill road, Block 4643, part of Lot 9, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and C. J. Cammarata, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 21, 1954 subject to regular procedure, to consider alteration and additional uses; and

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; laid over to February 8, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and White Plains road are in residence and business use, C area, class 1½ height districts; Gun Hill road is in retail and business use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 2, 1954 acting on Alt. Applic. 303-54, reads:

"1. The proposed change of use of the gasoline service station, lubritorium, car washing, office, parking of cars being serviced to gasoline service station, lubri-

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torium, car washing, office, parking of cars being serviced and minor auto repairs (hand tools only) in a Residence and Business use district, said use is wholly in a business use district is contrary to Art. II Sec. 4 (a) 29 Zoning Resolution.

2. Facing of trim and two (2) sides with Porcelain Enamel are not in agreement with plans on file."

and

WHEREAS, the applicant states that the premises consist of a plot, 104.16 ft. frontage by 103 ft. in depth, irregular, on which is located a gasoline service station consisting of four 550 gallon gas tanks and four dispensing pumps, a one story building of class 3 construction having a frontage of 57 ft. 1/2 in., a depth of 25 ft. 8 3/4 in., being used for car washing, lubritorium, utility room and office; that the open area is being used for parking of cars waiting to be serviced; that the existing gas station was erected under N.B. No. 698 of 1938 and a variance of the Board under Cal. No. 354-39-BZ; that certificate of occupancy No. 1426 was issued on May 21, 1940 for use of the premises as a gas station; that under Cal. No. 354-39-BZ the Board restricted the size of the gas station to that part of lot No. 9 having a frontage of 104.16 ft. on White Plains road, 75 ft. on the southerly lot line, 103 ft. on the northerly lot line and 100 ft. on the imaginery westerly lot; that these metes and bounds place the entire gas station within the business zone part of lot No. 9; that it is proposed to maintain the same size plot entirely in the business zone, and the existing use of gas station, car wash, lubritorium, utility room, office, parking of cars being serviced, and add the use of minor auto repairs with hand tools only; that it is also proposed to face the front and two sides of the accessory building with porcelain enamel; and

WHEREAS, the applicant contends that inasmuch as this is a legal existing gas station, which has proven its necessity by continuous operation since its inception, the addition of minor auto repairs, which today is a vital necessity to the successful operation of a gas station, will not affect the surrounding property owners and will be a better service to the community; that all servicing will be done within the building; that facing of the building with porcelain enamel will improve the appearance of the gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since May 29, 1906; that the assessed valuation of land is \$29,000 and of the building \$6,000 making a total of \$35,000; that the building was erected in 1938; and

WHEREAS, the premises were not inspected by a committee of the Board but the Board is generally familiar with the area on White Plains Road near Gun Hill Road where these premises are located and it appears that there is no change in the proposed area of the portion of the plot; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c, to permit the existing service station on the area, as previously permitted, and as now proposed to be reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked, "Received, August 19, 1954" (4 sheets) and "November 18, 1954" (one sheet), and to permit the addition of two (2) 550 gallon approved type gasoline storage tanks, and the rearrangement and refacing of the building as proposed, provided the refacing is of a type of material that has been approved by the Board for such use; that under Section 7i there may be minor repairing with hand tools for adjustments only maintained solely within the accessory building; that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable as previously permitted under resolution adopted by the Board on July 18, 1939, where not inconsistent with this amended resolution; that

such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

159-54-BZ

APPLICANT—J. Paul Frampton, for Harry Bram, owner, Ciro Sanicola, lessee.

SUBJECT—Application March 4, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of existing gasoline service station to include lubritorium, store and office.

PREMISES AFFECTED—779-787 Crescent street, southwest corner of Linden boulevard, Block 4486, Lot 1, formerly lots 1 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton, Harry Bram and Ciro Sanicola.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to February 8, 1955, for applicant to file revised plans showing accessory building along the easterly wall of the premises; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Crescent street and Linden boulevard are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 18, 1954 acting on N.B. Applic. 1330-53, reads:

"1. In a residence use district, the proposed reconstruction of the existing gasoline service station and the extension of the use to the adjoining lot is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. and 90 ft. frontage by 73 ft. 3 in. in depth, irregular; that the premises, present lot No. 1, was formerly recorded as two separate lots, Nos. 1 and 4; that former lot No. 1 consisted of a frontage of 90 ft. along Crescent street and a frontage of 60 ft. along Linden boulevard; that permitted non-conforming use of this lot is as indicated on certificate of occupancy No. 67627 issued June 6, 1932 for gas station and two car greasing pits, which superseded certificate of occupancy No. 57565 issued August 29, 1929; that certificate of occupancy No. 57565 permitted the use of this lot as a gasoline service station along with a store and workroom in conjunction with the station; that former lot No. 4, the adjoining interior lot with a frontage of 40 ft. on Linden boulevard, was zoned for residence use and is now so zoned, and unoccupied; and

WHEREAS, the applicant requests permission, in a residence use district, for the following: extension of the non-conforming use of gasoline service station to the entire premises now recorded as lot No. 1 (combined lots 1 and 4); and

WHEREAS, the applicant contends that the portion of present lot No. 1, formerly recorded as lot No. 4, is unsuited for residence use because of the adjoining non-conforming uses; that the ground level is considerably below the legal grade and is unsightly; that it is proposed to bring the surface to legal grade and pave with asphalt, thereby improving the appearance of this section of the lot, which, if restricted

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to residence use, will continue to detract from the appearance of the neighborhood; that it is also proposed to demolish the present frame structure, now used as a store and workroom, and to construct a new building, to be used as a store, lubricatorium and utility room in conjunction with the gas station; that the present frame building, 17 ft. by 24 ft., is entirely inadequate in size to serve the needs of a modern gas station; that material and equipment ordinarily kept indoors must of necessity be kept outside of the building, with the resulting untidy appearance; that an indoor lubricatorium will greatly improve the appearance of the neighborhood by permitting the removal of the outdoor grease pits; that future residents of the nearby new housing developments will also benefit by the better service rendered with modern facilities; and

WHEREAS, the applicant states that the present owner has held title to lot No. 1 since 1930 and to a section of lot No. 1, formerly balance of lot No. 4, since 1944; that the assessed valuation of land is \$14,700 and of the building \$2,500 making a total of \$17,200; that the building was erected 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the rearrangement and reconstruction of the legally existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, March 4, 1954" (4 sheets), "November 3, 1954" (one sheet), "December 9, 1954" (3 sheets), and "February 4, 1955" (one sheet), on condition that all buildings on the premises shall be removed and the premises shall be levelled substantially to the grade of Linden Boulevard, and shall be rearranged and reconstructed substantially as indicated on revised plans marked, "Received, February 4, 1955"; that there shall be no cellar under the accessory building; that the accessory building shall be arranged and located as indicated on such revised plans marked, "Received, February 4, 1955" and shall be of a design as indicated on plans marked, "Received, March 4, 1954"; that the structure shall be faced with face brick; that there shall be no windows in the accessory building opening on a lot line of adjoining premises; that curb cuts shall be limited to two (2) curb cuts to Linden Boulevard located substantially where shown, each not over 25 feet in width, and two (2) curb cuts to Crescent Street of similar width, located where shown; that there shall be erected within the intersection of Linden Boulevard and Crescent Street a block of concrete extending for a distance of not less than five feet along either building line and not less than 12 inches in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs, but permitting the erection within the intersection of Linden Boulevard and Crescent Street of one post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line, with either one or two leaves, for a distance of not more than four feet; that no post standard shall be erected at the locations as shown on revised plans marked, "Received, February 4, 1955"; that the sidewalks and curbing around the premises shall be constructed or repaired to the satisfaction of the Borough President; that the balance of the premises, where not occupied by accessory building and pumps, shall be paved with concrete or asphaltic pavement; that the existing open grease pit for truck work may be retained in the position where shown provided no additional open pits or equipment are installed; that pumps shall be of a low approved type and shall not be erected nearer than ten feet to the street building line of Linden Boulevard and Crescent Street, as shown on such revised plans marked, "Received, February 4, 1955"; that such fire fighting appliances shall be main-

tained as the Fire Commissioner shall direct; that along the interior lot lines to the east and south there shall be erected a masonry wall where walls of the existing accessory building do not occur; that such wall shall not be less than five feet six inches in height but may be reduced to a height of four feet six inches within ten feet of either street building line; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

377-54-BZ

APPLICANT—Charles M. Spindler, for Muller Bros. Holding Corp., owner.

SUBJECT—Application May 11, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage for more than five motor vehicles to warehouse, packaging and crating (incidental to movers' business) and office, for a term of ten years.

PREMISES AFFECTED—70-01 67th place, 67-26 to 67-34 70th avenue, southeast corner, Block 3653, Lot 1, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Henry A. Giesler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to February 8, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 70th avenue are in a residence use, C area, class 1 height district; 67th place is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 13, 1954 acting on Alt. Applic. 735-54, reads:

"1. The change of occupancy from storage garage for more than five motor vehicles to warehouse, office, packaging and crating (incidental to movers' business) in a Residential Use District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 87.90 ft. frontage by 96.08 ft. in depth, on which is located a one story brick building located on the southeast corner of 70th avenue and 67th place; that this building was constructed in 1924 under N.B. 19905-24, at which time the premises was in an unrestricted use district; that certificate of occupancy No. Q66600 was issued for a storage garage for more than five motor vehicles; that this building is now occupied without a permit as a warehouse for the crating and shipping of household effects and a violation has been issued for this change in occupancy; and

WHEREAS, the applicant further states that this building is now owned and occupied by a moving and storage firm and is being used for the crating and shipping of army officers' furniture and household effects; that the owner has a contract with the Mitchel Air Force Base to do this work for all of their commissioned personnel who are sent on overseas duty; that a photostatic copy of a letter from the Air Force base certifying to this fact and stating the importance to the army of this work is filed with this application; that no changes are proposed in the construction or layout of the building, which remains exactly as it was when occupied as a garage; that the only physical change proposed is to remove the existing gasoline pump and discontinue and seal the gas tank; that the building has un-

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pierced masonry walls along both interior lot lines as well as a 4 ft. court along the south lot line; that business is conducted only during normal working hours and the premises are never open on Sunday or legal holidays; that there are only a few shipments each day and the warehousing conducted on the premises is only the temporary storage of household effects awaiting assembly and crating; and

WHEREAS, the applicant contends that the proposed occupancy is far less objectionable than the permitted garage use, which would ordinarily be open 24 hours a day and 7 days a week; that the garage use would also generate far more traffic than the use proposed; that there is a sliver of land paralleling this building and extending a number of blocks to the east; that this sliver, known as lot No. 5, has no owner, is less than 3 ft. wide and represents the old line of Edsall avenue; that apparently the lines of this old street did not coincide with the lines of 70th avenue as laid out on the final city map and this strip became a fragment of lost property; that the use zone of these premises was changed from unrestricted to residence on June 19, 1926; and

WHEREAS, the applicant requests that the variance herein sought be granted for a temporary term of 10 years with permission to revert to the original legal garage occupancy upon completion of this period; that in view of the fact that the change in occupancy herein requested will in no way change the appearance of the building and will reduce the traffic and the business hours below those permitted as a garage, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since May 5, 1952; that the assessed valuation of land is \$9,500 and of the building \$30,500 making a total of \$40,000; that the building was erected 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee finds that the use proposed at the present time seems to be a use which is no more objectionable than the former garage use and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten (10) years to permit the building, formerly approved as a storage garage, to be used and occupied substantially as proposed and as indicated on plans filed with this application marked, "Received, May 11, 1954" (4 sheets) *on condition* that the building shall not be increased in height or area; that this variance shall continue only so long as the premises are occupied by Muller Bros. Holding Corp. for the purpose for which the building is presently used; that there shall be no storage of motor vehicles or repairing of motor vehicles within the premises; that the former gasoline storage equipment shall be removed or sealed to the satisfaction of the Fire Commissioner; that no power driven wood working machinery shall be used on the premises; that there shall be no signs erected, except that there may be a small sign not over five (5) square feet erected near an entrance door stating the owner's name and type of business; that such fire fighting equipment shall be installed as the Fire Commissioner shall require; and that all permits and a new Certificate of Occupancy shall be obtained within six months of the date of this resolution.

525-54-BZ

APPLICANT—Lama, Proskauer and Prober, for David M. and Joseph Fisch, owners.

SUBJECT—Application June 23, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, for a term of ten years, the change in occupancy from garage to florist

supply, manufacturing of florists' ornaments and decorations, sales and storage, loading and unloading and the storage of two trucks.

PREMISES AFFECTED—1236-1240 President street, south side, 275.2 ft. west of New York avenue, Block 1283, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Krinsky, Isadore Spevack and Mabel Goldberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to February 8, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1¼ height district; President street is in residence and business use, B area, class 1¼ height districts; New York avenue is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated June 8, 1954 acting on Alt. Applic. 1011-54, reads:

"7. The change of use from a garage to florist supply, manufacturing of florist ornaments and decorations, sales and storage, loading and unloading and storage of two (2) trucks in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 27 ft. 9½ in. in depth, on which is located a class 3 building, one story in height, erected under N.B. 1441 of 1914, to be used as a garage and for which no certificate of occupancy has been issued; that it is proposed to secure a variance, for a term of 10 years, in order to change the use of the building to florist supply, manufacturing of florist ornaments and decorations, sales and storage, loading and unloading, and storage of two trucks; and

WHEREAS, the applicant contends that inasmuch as the building now has a non-conforming use, installed before the enactment of the zoning resolution, it is only proposed to replace the present non-conforming use with another non-conforming use; that the new use will be less hazardous and have no adverse effect on the area as compared to the present garage; that although President street is in a residence zone, the street at this point is definitely unrestricted in character as shown by the garage use on the site, the garage use directly opposite in block 1276, lot 58, the garage in block 1276, lot 72 diagonally across the street and the garage building immediately adjacent to the site in block 1283, lot No. 1; that the proposed use will be entirely in harmony with President street as it has developed at this point; and

WHEREAS, the applicant states that the use, height and area designations have not been changed since 1916; and

WHEREAS, the applicant states that the present owner has held title to the property since January 5, 1954; that the assessed valuation of land is \$16,500 and of the building \$13,500 making a total of \$30,000; that the building was erected 1914; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee has taken account of the existence of this building, formerly a garage, also a garage across the street and a building beginning at this site and extending towards Nostrand avenue that formerly was a trolley car barn and is now used for storage of busses, presumably with a Certificate of Occupancy and which is reported to be

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one of several sites under consideration for a new junior high school, and the committee recommends that in view of the proposed use, which appears to be no more objectionable than the former storage garage use, the application should be granted for a term of ten years.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten (10) years from the date of this resolution, to permit the building to be occupied substantially as proposed as a place for the storage of florist supplies, as indicated on plans filed with this application marked, "Received, June 23, 1954" (4 sheets), *on condition* that the building shall not be increased in height or area; that this variance shall continue only so long as the building is occupied for the use proposed, which is already in the building; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that all permits, and a Certificate of Occupancy for the proposed use, shall be obtained within six (6) months of the date of this resolution; that the gasoline dispensing system, including the tanks, shall be removed or sealed to the satisfaction of the Fire Commissioner; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and the building shall not be increased in height or area.

641-54-BZ

APPLICANT—Paul Friedman, for Albert Gotlieb, owner, Rich-Haven Motor Sales, Inc., lessee.

SUBJECT—Application August 5, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in the residence use district portion of a lot located in a residence and business use district, the free parking of employees' and patrons' cars as accessory to authorized automobile dealer's use, located at 98-09 Jamaica avenue, for a term of fifteen years.

PREMISES AFFECTED—98-02 to 98-14 Jamaica avenue and 87-01 to 87-19 98th street, southeast corner, Block 9286, Lot 123, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 4, 1955 after due notice by publication in the Bulletin; laid over to February 8, 1955, for inspection and decision; applicant to file new decision of the Borough Superintendent; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 98th street are in residence and business use, C area, class 1 and class 1¼ height districts; Jamaica avenue is in business and unrestricted use, C area, class 1 and class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, acting on Alt. Applic. 1267-54 dated July 7, 1954 and superseded by a decision dated January 15, 1955 reads:

"1. The extension of the use of the premises to include free parking of new cars belonging to Rich Haven Sales and free parking of employees' and patrons' cars in the Residential portion of the lot is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 147.49 ft. frontage by 200 ft. 10 in. in depth, irregular, on which is located, in the portion of the premises

within 100 ft. of Jamaica avenue, in a business use district, a one story private garage and sales and display of more than five used cars and attendant's office, for which certificate of occupancy Q-65102 was issued July 19, 1950 and is still in force; that the portion of the premises more than 100 ft. from Jamaica avenue is within the residence use district and is vacant; that in conjunction with the existing use of the business use district portion of the subject premises, it is proposed to permit in the residence use portion the free parking of cars of employees and patrons of Rich-Haven Motor Sales, Inc., an authorized automobile dealer with new car showroom located at 98-09 Jamaica avenue, across the street from the subject premises; that no change in the use of the premises in the business use district portion of the plot is proposed; that no additional curb cuts are proposed, as entrance to and exit from the parking area will be via the existing curb cuts on Jamaica avenue only; and

WHEREAS, the applicant contends that there is no economic demand for the use of the subject premises for residential purposes but that there is an economic demand for the use of the residence portion of the premises for free parking of cars of patrons and employees of the lessee as present facilities are inadequate to provide this proposed free parking service; that the balance of the subject premises, in the business use portion, is also leased by Rich-Haven Motor Sales and is used for the sale and display of used cars; that the use of the residence use portion will not have any adverse effect upon adjoining property owners; that the southerly and westerly lot lines within the residence use portion are to be seeded and landscaped to a depth of 3 ft., thereby enhancing the appearance of the plot, and an 8 ft. high woven wire fence will be maintained along the lot lines in the residence use district; that there are to be no entrances to or exits from the parking area along the 98th street frontage; that the present curb cut entrances along Jamaica avenue are to be maintained within the permissible business use district portion and access to the parking area will be via the existing curb cuts on Jamaica avenue only; that the facilities are to be used and made available only during business hours and there will be no traffic during the night or on Sundays and holidays; that the establishment of the free parking service will benefit adjoining residential property owners inasmuch as it will eliminate parking congestion; and

WHEREAS, the applicant states that the subject premises is presently zoned as a C area district; that the portion of the property abutting Jamaica avenue for a depth of 100 ft. is in a business use, class 1¼ height district and the remainder is in a residence use, class 1 height district; that as of July 25, 1916 the property was zoned unrestricted and on June 10, 1926 was changed to its present use designation; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that the present owner has held title to the property since September 3, 1946; that the assessed valuation of land is \$47,000 and of the building \$5,500 making a total of \$52,500; that the building was erected 1950; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee finds that the objections raised by the objectors are not serious and the committee deems that the application should be granted under certain conditions, designed to protect the adjoining owners; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of ten (10) years to permit the premises within the residential district to be occupied in conjunction with similar permitted use on the balance of the premises in the business use district, substantially as proposed and indicated on plans filed with

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this application marked, "Received, August 5, 1954" (4 sheets), *on condition* that the existing fence shall be maintained at its present height and in good condition, and in addition, there shall be on the interior side, within the residential area along 98th street and along the lot line of the adjoining premises to the south, a split sapling fence not less than five feet six inches in height; there also shall be erected a masonry curb at a distance of not less than five feet from such lot lines so that no cars will be parked nearer than such distance to such fence; that the space between such curb and fence shall be planted with suitable planting material; that such curb shall be not less than eight inches in height and one foot in width; that the premises shall be levelled substantially to the grades of the street and shall be surfaced with steam cinders or clean gravel and treated with a binder and properly rolled; that there shall be no signs erected within the residential area or on the fences; that there shall be no opening from such lot, except to the business portion on Jamaica avenue; that the use herein permitted shall be restricted to storage of new cars dealt in by the Rich-Haven Motor Sales Inc. and parking of their employees and patrons cars; that during the term of this variance the premises shall be used for no other use; that the sidewalk along 98th street shall be kept clean between the building line and curb at all times; that such portable fire fighting appliances shall be maintained as the Fire Commissioner may direct; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy shall be obtained within six months from the date of this resolution.

842-54-BZ

APPLICANT—Goldwater and Flynn, for Newex Corporation, owner, 20 Broad Street Corporation, lessee.

SUBJECT—Application October 28, 1954 (decision of the borough superintendent), under sections 19A(j) and 21 of the zoning resolution, to permit in a business use district the erection and maintenance of a structure to be used as an office building and stores, without the required loading berth.

PREMISES AFFECTED—20-26 Broad street, 65 Exchange place, north side, from Broad street to New street and 18-28 New street, Block 23, part of Lot 19, Borough of Manhattan.

APPEARANCES—

For Applicant: Monroe Goldwater and Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 8, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Broad street, Exchange place, New street and Wall street are in a business use, B area, class 2½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 14, 1954 acting on amendment to N.B. Applic. 21-54, reads:

"1. Proposal to omit loading berth in contrary to Sec. 19-A Article IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 121 ft. 6¾ in. frontage by 150 ft. 8¾ in. in depth, irregular, on which is located a building being demolished; that it is proposed to erect a structure with a frontage of

121 ft. 6¾ in. on Broad street, 150 ft. 11 in. on Exchange place and 131 ft. 2 in. on New street; that the building will be of class 1 construction, 27 stories in height and will provide, in part, additional facilities for the New York Stock Exchange and will be occupied for office purposes, and mainly by tenants whose business needs require their location in the financial district; that a large percentage of the floors are expected to be rented as units and in fact, the Central Hanover Bank and Trust Co. has agreed to lease five complete floors and proposes to connect these premises to premises presently occupied by them at 70 Broadway, by an overhead bridge across New street; and

WHEREAS, the applicant contends that there is no district in New York city where there is less need for a loading berth than in the financial district, and in the building in question the tenancies will be made up generally of banks, financial firms, professional people and the like; that none of the activities of any of these tenants will involve commercial activity of a sort which would make necessary berth facilities for loading and unloading; that there will be no manufacturing in the premises with its incidental warehousing or storage; that traffic in the streets surrounding the proposed structure is comparatively light; that in view of the high character of tenancies in the proposed structure, tenancies which will create absolutely no necessity for a loading berth, it is requested that this variance be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since June 29, 1954; that the assessed valuation of land is \$12,800,000 and of the building \$4,050,000 making a total of \$16,850,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, subdivision j of the zoning resolution, to permit the omission of the required loading berth, *on condition* that the building shall be occupied generally as proposed and as indicated on plans filed with this application, marked "Received October 28, 1954" (4 sheets); and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

Adjourned: 12:25 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 8, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

282-54-A

APPLICANT—Arthur Jovis, for Leah Wenig, Melba and Ruth Goldstein, owners.

SUBJECT—Application for consideration—reopening and amendment to resolution as to location of heating space—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—614 Gates avenue, south side, 325 ft. east of Throop avenue, Block 1816, part of Lot 16, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Jovis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 14, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1954, only as to reference to the exits from the cellar, in connection with Objection 2, so that as *amended* this portion of the resolution shall read:

"as to Objection 2, that the exits shown to each cellar may be permitted and that each cellar may be continued for use of heating equipment by oil burner only of type approved by the Board, as indicated on revised plans marked 'Received January 28, 1955' (2 sheets); and that in all other respects the resolution above cited shall be complied with." (Alt. 4201/46)

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—12 West 17th Street, south side, 220 ft. west of 5th avenue, Block 818, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Hronec.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings the work is completed and additional time is required to obtain a certificate of occupancy, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 1193/53)

11-55-A

APPLICANT—Ervin Palmer, for C. E. G. Realty Corp., owner.

SUBJECT—Application January 10, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re minimum dimensions of yard.

PREMISES AFFECTED—24 East 73rd street, south side, 79 ft. west of Madison avenue, Block 1387, Lot 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 4, 1955, on amendment to Alt. App. 2116/54, reads:

"1. As this building is being converted to a multiple dwelling from a one family dwelling, it must have yard area in conformity with Sec. 172 Mult. Dwell. Law."

and

WHEREAS, the applicant states the building is 6 stories, 60 ft. in height, 20 ft. 3¾ in. front by 79 ft. 7½ in. in depth, of Class 3 construction, erected in 1906 on a lot 20 ft. 3¾ in. front by 79 ft. 7½ in. deep, in a restricted retail use, B area, Class 1½ height district, used and occupied since 1906 as a one-family dwelling; proposed to be used and occupied as follows: Cellar—storage, 0 persons; 1st floor—doctor's suite, 6 persons; 2nd, 3rd, 4th and 5th floors, two Class A apartments each floor; 6th floor—part of 5th fl. rear apartment. The building is provided with one interior 2 ft. 8 in. and 3 ft. wide steel and wood stairs, enclosed with stud, lath and plaster, equipped with wood doors which are self-closing; stairhall leads to roof bulkhead and direct to street; and

WHEREAS, the applicant states that four stories of the building have a rear extension extending to rear of lot; that the penthouse stories have no extension and have a 17 ft. 17½ in. deep rear yard; that plans have been approved for conversion of the building under Art. 6 of the Multiple Dwelling Law to a Class A multiple dwelling; that approved plans indicate the removal of part of the rear extension, consisting of about 77 square feet, thus obtaining the necessary total open space; that it would be a serious hardship on the owner to be required to remove this useful part of the building as nothing will be gained thereby, that neither the building in question or other buildings in the block would gain any appreciable ventilation by such removal; and

WHEREAS, the applicant states there is a valid existing easement which guarantees a permanent vacant yard space for the purpose of light protection; that this existing easement has a depth of 20 feet for the full width of the lot plus the width of adjoining premises to the east; that a copy of this easement is made part of this appeal; that the guaranteed vacant spaces are more than the area required by the Multiple Dwelling Law; and the existence of the tall fireproof apartment houses in the block within their required unbuilt upon spaces are a further guaranty of adequate light and ventilation; and

WHEREAS, the applicant contends that the 5th and penthouse stories have ample rear yard space to cover the requirements of Section 172 of the Multiple Dwelling Law; that the 1st to 4th floors have at the side of the rear extension a vacant unoccupied space of 186.96 sq. ft.; that the Multiple Dwelling Law requires the equivalent of 13 times the width of the lot or 263.7 square feet; that the existing unoccupied space is 76.74 sq. ft. less than required; and

WHEREAS, the applicant states that in lieu of a second means of egress a sprinkler system will be provided in compliance with Section 187 of the Multiple Dwelling Law; and

WHEREAS, the applicant contends that the intent of the law, requiring an open unoccupied space for ventilation at rear of these premises is fulfilled inasmuch as the easement guarantees the space to be left vacant as long as this building stands. For this reason it is requested the Board grant a variation of the requirements of the Multiple Dwelling Law so that the owner will not be required to enlarge the existing unoccupied space on the lot.

MINUTES

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 2116/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, to permit the acceptance of the open area in lieu of the required yard space, as proposed and as indicated on plans filed with this appeal, marked "Received January 10, 1955" (4 sheets), showing proposed conditions and (4 sheets) showing existing conditions, *on condition* that this variance shall continue only so long as the space on the lot is unbuilt upon and in addition that the space to the rear marked "permanent easement" stated to be the property of the owner of lot 14 shall remain open and unbuilt upon; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

392-48-A

APPLICANT—E. Augustus Acker, for Arthur Courtney, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1043—48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 10, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: E. Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

378-54-A—Vol. II

APPLICANT—Maxfield Blaufeux, for Fulrock Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider extension of area—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—580-598 Fulton street and 63-77 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaufeux and Sam Mosberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure, to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

382-43-A—Vol. V

APPLICANT—Henry G. Harris, for Caton Nursing Home, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. V—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dept. of Hospitals.
ACTION OF BOARD—Laid over to February 15, 1955, at 2 P. M.; applicant to advise the Board as to the two-source sprinkler system required to be installed under the resolution adopted by the Board on July 23, 1946.

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway (2nd floor); Block 286, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 2 P. M. for inspection and decision; hearing closed.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).

SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 2 P. M. at request of the applicant to obtain consent of adjoining owner for exit passage through adjoining building; hearing previously closed.

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner.

SUBJECT—Application May 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 2 P. M. for further hearing after inspection by committee of Board in connection with building at 3-5 Waverly place, Cal. No. 491-54-A.

484-54-A

APPLICANT—L. B. Santangelo, for Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 15, 1955, at 2 P. M. for applicant to file revised plan showing additional doors in cellar; hearing closed.

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491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.
SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.
APPEARANCES—
For Applicant: Sidney Daub.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to February 23, 1955, at 2 P.M. for further hearing after inspection by committee of Board in connection with building at 733-735 Broadway, adjoining—Cal. No. 421-54-A.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.
APPEARANCES—
For Applicant: James E. Vassalotti.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to March 15, 1955, at 2 P.M. pending action by the Board on SA application for approval of appliance.

297-34-BZ—Vol. III

APPLICANT—Arthur P. McNulty, for Anne Cosden, owner.
SUBJECT—Application for consideration—reopening and extension of time to complete and to obtain certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7f, 7h, 7i and 21 of the zoning resolution, permitting in a business use district, the extension in area of premises and change in occupancy from auto-laundry, grease pits and office, to gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office; and the parking of more than five motor vehicles waiting to be serviced.
PREMISES AFFECTED—2705-2717 Nostrand avenue, east side, 340 ft. south of Avenue M, Block 7666, Lots 24 and 25, Borough of Brooklyn.
APPEARANCES—
For Applicant: J. G. L. Molloy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and time to complete work extended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connors 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on January 12, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 12, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant's representative that plans have been approved by the Department of Housing and Buildings and that all work

has been completed but that additional time is needed to obtain a Certificate of Occupancy that all permits required shall be obtained, all work completed and a certificate of occupancy obtained within six months from the date of this amended resolution.” (Alt. App. 2368/52)

1011-38-BZ

APPLICANT—Socony-Vacuum Oil Company, Inc., owner.
SUBJECT—Application for consideration—reopening and amend as to removing parkway type pumps—re Application (decision of the borough superintendent of buildings), previously granted on condition, under sections 7a and 21 of the building zone resolution, permitting in a business use district, the erection and maintenance of an accessory building to an existing gasoline service station.
PREMISES AFFECTED—111-66 Corona avenue and 112-35 to 112-43 Colonial avenue, southwest corner, Block 1972, Lots 53 and 56, Corona, Borough of Queens.
APPEARANCES—
For Applicant: William C. Blaser.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Application reopened and resolution amended.
THE VOTE—
Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 15, 1939, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1939, only so far as it has reference to the pumps, by adding thereto:

“that in lieu of the requirement in the resolution above cited as to pumps, the pumps may be of a low approved type located as to distance from the street as indicated on revised plans marked ‘Received January 14, 1955’ (3 sheets); that the requirements of the above cited resolution, as to enclosure of the corner to be planted extending 10 feet along each building line, may be *amended* so as to provide a concrete island not less than 12 in. in height extending for a distance of 5 feet along each building line, as shown on revised plans marked ‘Received January 14, 1955’ (2 sheets); and that in all other respects the requirements of the resolution above cited shall be complied with.” (NB 8880/38 and Misc. 1382/54)

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner. (Kesbee Inc., lessee.)
SUBJECT—Application for consideration—reopening and amendment as to signs—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubricatorium, motor vehicle repairs and the parking and storage of motor vehicles (previously granted, for an extension to an existing gas station by the Board and amended to include parking and storage of motor vehicles).
PREMISES AFFECTED—4556 Broadway, northeast corner of Nagle avenue, Block 2172, Lot 1, Borough of Manhattan.
APPEARANCES—
For Applicant: Frederick A. Ketcher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 24, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 18, 1941, and as thereafter *amended* by resolutions adopted through February 24, 1954, by adding to the resolution adopted by the Board on February 24, 1954, that an additional non-flashing sign may be permitted, replacing the signs as permitted in the above cited resolution, and as shown in revised plans marked, "Received, January 26, 1955" (one sheet); that such sign may be placed adjacent to the diner, on the west side, of the dimensions and inscription as indicated on such plan; and that in all other respects the above cited resolution shall be complied with. (N. B. 76/53)

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nurick, for Abraham Bell, President of Speed-O-Mat Car Wash, owner of Lot 70 and Abraham Bell, President of Kathleen Court Realty Corporation, owner of Lot 72.

SUBJECT—Application for consideration—reopening and consider revised working plans—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i, 7h and 7A of the zoning resolution, permitting for a term of years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted; and to permit the parking of more than five motor vehicles in conjunction with an existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen court, northwest corner and 744-754 Gerald court, Block 7224, Lots 70 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 27, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being substantial compliance with the Board's requirements, were approved on July 7, 1954; and

WHEREAS, the applicant submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954, to approve working drawings marked, "Received, January 6, 1955" (5 sheets), except that the masonry wall shall be maintained as formerly approved by the former working drawings and not reduced to a combination masonry wall and steel picket fence; and permitting an increase in the approved 550 gallon tanks from eight to ten. (N.B. 75/53)

465-53-BZ

APPLICANT—Frank J. Ross, for Jane Fiorillo, owner.

SUBJECT—Application for consideration—reopening and amend to affirm resolution adopted May 11, 1954 in view of change of area zoning from C to D—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use C area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—5684A, 5684B and 5686 Riverdale avenue, east side, 80 ft. south of West 259th street, Block 3423, Lot 134, Borough of the Bronx.

APPEARANCES—

For Application: Peter R. Viscardi and Jane Fiorillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution affirmed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it appears that the zoning was changed from "C" area to "D" area and use to local retail on June 11, 1954.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on May 11, 1954, by adding thereto:

"that the resolution above cited is hereby *affirmed* in view of the change of zoning as hereinbefore referred to." (N. B. 26/52)

689-53-BZ

APPLICANT—Charles M. Spindler, for Sunshine Quaker Laundry Service, Inc. and L. D. B. Realty Corp., owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a manufacturing use district, the change in occupancy of public garage, to steam laundry in conjunction with existing laundry, and the extension in height of portions of existing laundry building.

PREMISES AFFECTED—814-818 Lexington avenue, south side, 150 ft. west of Ralph avenue. Block 1628, Lots 21, 22, 23, 24 and 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 19, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been commenced, that all permits required

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shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 4075/53)

78-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Frederick C. Barkin, owner.

SUBJECT—Application for consideration—reopening and amendment as to size of forge and welding room—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy from storage garage to manufacture of auto springs, auto spring repairs, motor vehicle repairs, welding, wheel alignment, lubrication, and the use of a forge installed in a fireproof room.

PREMISES AFFECTED—2839-2845 Atlantic avenue and 171 Schenck avenue, northeast corner, Block 3949, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, only as to reference to the size of the room for welding and forge, so that as *amended* this portion of the resolution shall read:

"that the requirements of the resolution above cited shall be complied with, except that the size of the room for forge and welding may be as indicated on revised plan marked 'Received January 19, 1955,' (one sheet); and that an additional door for exit may be constructed in the wall along Schenck avenue toward the north where indicated on such plan, and a similar door for exit purposes shall be constructed in the wall along Atlantic avenue, where shown." (Alt. 5150/53)

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal subject to regular procedure—re Application (decision of the superintendent of buildings), previously denied, under sections 7e and 21 of the building zone resolution, to permit in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles and also a gasoline service station.

PREMISES AFFECTED—719-729 New Lots avenue, 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner, Block 3820, Lot 4, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on March 8, 1955, at 10 A.M., waiving all requirements except two publications in the Bulletin, new decision of the Borough Superintendent and new photographs; new plans to be filed if varying from original plans.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

708-38-BZ—Vol. III

APPLICANT—Ribelle V. Perotto, for Bertlia M. Carroll, owner (Gulf Oil Corp., lessee).

SUBJECT—Application for consideration—reopening and amendment as to alteration required by street widening—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles on an existing gasoline service station.

PREMISES AFFECTED—92-28 Horace Harding boulevard, southeast corner of Queens boulevard, Block 2075, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, waiving all requirements except two publications in the Bulletin and a new decision of the Borough Superintendent, new statement, new photographs and new plans showing the conditions, and set for hearing on March 29, 1955, at 10 A. M.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

1085-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Loha Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider proposal and different section—re Application (decision of the borough superintendent), previously denied, under section 21 of the building zone resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—5307-5315 21st avenue and 1072-1082 Dahill road, southeast corner, Block 5495, Lot 465, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II,

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subject to the regular procedure, to consider new proposal under a different section of the Zoning resolution, namely Section 7e; previously denied under Section 21.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Company, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the Borough Superintendent), previously granted on condition, under sections 7f and 7h of the zoning resolution, permitting in a business use district, the extension in use and area of existing gasoline service station and the parking and storage of motor vehicles to include auto laundry, lubricatorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner, Block 542, Lot 1, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on March 8, 1955, at 10 A. M. to permit two publications in the Bulletin, waiving all requirements except new decision of the Borough Superintendent, which has been filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

659-50-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Harry Goldstein, owner.

SUBJECT—Application for consideration—reopening as Vol. III and consider changes subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection of an additional building into part of driveway (previously granted by the Board for 15 years, to permit woodworking equipment within the building) using more than the area permitted and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. west of Little Neck parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III and set for hearing March 1, 1955, at 10 A. M. to permit two publications in the Bulletin, waiving filing of list of owners, but requiring new photographs, plans and decision of the Borough Superintendent, which have been filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

544-52-BZ

APPLICANT—Abram Shelfstein, for Joseph I. Lubin and Joseph Eisner, owners (Carl Spiegel, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision

of the borough superintendent) previously granted on condition, under sections 7h and 7e of the zoning resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—332-342 East 45th street and 797-803 First avenue, southwest corner, Block 1337, Lots 28 to 33, 129 and 130, Borough of Manhattan.

APPEARANCES—

For Applicant: Abram Shelfstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing March 1, 1955, at 10 A.M., waiving all requirements except legal publication in Bulletin and new decision of the Borough Superintendent, which has been filed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

694-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Thomas and Mary Skeados, owners.

SUBJECT—Application for consideration—reopening and to restore to docket subject to regular procedure—re Application (decision of the borough superintendent), previously withdrawn, under sections 7f, 7i, 7h and 7A of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, car wash, lubricatorium, motor vehicle repairs, sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—253-11 Hillside avenue, 83-52 to 83-60 Little Neck parkway, northeast corner and 83-51 to 83-59 253rd street, Block 8596, Lot 33, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Ernest Cordova.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure, for further examination and for hearing to be set; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

790-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening and consider adding similar Canadian products for sale in NYC, for report—re USG Rocklath and Diamond Liner (gypsum lath) Plasterboard with Aluminum Foil Backing; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to similar products made in Canadian factory to be sold under provisions included in approval dated February 27, 1951.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 3:35 P. M.

JOSEPH J. DOYLE, Chief Clerk.

RULES

RULES FOR THE TESTING AND USE OF BLENDED CEMENTS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, AUGUST 2, 1940. EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, AUGUST 26, 1940.

(584-39-SR)

Authority:

Pursuant to the Authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York, and C26-189.0, Administrative Building Code (2.2.1.1), and C26-312.0, paragraph c, subdivision 2, Administrative Building Code (7.1.1.7.3) reading: "Nothing herein contained shall be construed to prohibit the use of cements of other types which are approved by the board and are used in accordance with rules of the board governing their use."

1.0 Scope.

1.1 The intent of these rules is to provide a basis for the use of blended cements other than Portland Cement. Subject to the restrictions in the approval of the Board as to each brand, such blended cements may be used as substitutes for Portland Cement on an equivalent weight basis where Portland Cement is permitted.

2.0 Blended Cements.

2.1 Blended cements shall include an intimately interground mixture of approved Portland Cement with natural or artificial products composed of silica and alumina, which shall be mixed with Portland Cement in limited proportions, (except as may be otherwise provided for in the Administrative Code) and which will react in the presence of water to form a hydraulic cement.

2.2 Admixtures to Portland Cement shall have a previous record of satisfactory experience.

2.3 These rules shall not be applicable to harmless materials used as coloring, waterproofing, plastizing, and freezing preventatives when used as admixtures to Portland Cement in quantities not in excess of 1%.

3.0 Manufacture and quality of Blended Cements.

3.1 A flow sheet in duplicate showing the process of manufacture and blending shall be filed with the Board as part of any application for approval which shall include the origin and the amount of materials used and proof as to quality and uniformity.

4.0 Available supply of raw materials.

4.1 Evidence shall be filed with the Board showing the potential supply of raw material available to the manufacture.

5.0 Fineness.

5.1 The specific surface shall be not less than 1800 sq. cm. per gram, as determined by methods of test described in A.S.T.M. specifications C115-38T.

5.2 The residue shall not exceed 15% by weight on a No. 325 standard sieve.

6.0 Soundness.

6.1 A pat of neat cement of normal consistency shall be subjected to tests for soundness by the methods outlined in A.S.T.M. specifications C77-36, and when

so tested it shall show no signs of distortion, cracking, checking or disintegration when subjected to the steam test, nor shall the expansion of the pat be greater than 5mm, when molded in Le Chatelier tongs and stored in a standard moist closet for 24 hours.

6.2 In addition to these requirements, the expansion of three 1" x 1" x 10" bars of neat cement of normal consistency when subjected to the Autoclave test, A.S.T.M. tentative method, shall not have an expansion in excess of 0.75%.

7.0 Time of set.

7.1 Time of setting shall be determined by test described in A.S.T.M. Specification C77-36, and the mortar so tested shall not develop initial set in less than one hour and final set in more than 10 hours, as tested with Vicat or Gillmore needle.

8.0 Compressive strength for normal blended cements.

8.1 The average compressive strength of five 2-inch mortar cubes composed of one part of blended cement and 2.75 parts graded Ottawa sand by weight shall be not less than the following:

Age at Test	Storage of Cubes	*Compressive Strength
7 days	1 day in moist air, 6 days in water	2200 lbs. sq. in.
28 days	1 day in moist air, 27 days in water	3500 lbs. sq. in.

*When tested in accordance with Fed. Spec. SS-C-158.

8.2 Tensile Strength.

The average tensile strength in lbs. sq. in. of not less than 5 mortar briquets composed of one part cement and 3 parts of Ottawa sand, by weight, shall be equal to or greater than the following:

Age at Test	Storage of Briquets	Tensile Strength Lbs. Sq. In.
3 days	1 day in moist air, 2 days in water	175
7 days	1 day in moist air, 6 days in water	275
28 days	1 day in moist air, 27 days in water	350

The average tensile strength of the mortar at 7 and 28 days shall be higher than that at 3 and 7 days respectively.

9.0 Blended cements having other properties.

9.1 When approval of the board is requested for the use of Blended Cements having high early strength, sulfate resistance or low heat of hydration, application shall be made to the board for additional tests to develop these properties.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, March 18, 1955*, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

- 1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

- 9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 25, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the

PUBLIC HEARING

solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used

and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-flammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "heretofore established" shall mean those dry cleaning establishments established on or after January 1, 1953 up until the effective date of these Rules.

1.5. The term "hereafter established" shall mean those dry cleaning establishments established after the effective date of these Rules.

1.6. The term "flammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

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- 1.7. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.8. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals and Affidavits.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings by either the owner, lessee or agent of such premises on forms customarily furnished by the Department and an approval of the Department of Housing and Buildings obtained thereon.
 - 2.1.1. Before the Department of Housing and Buildings shall approve any plans of such hereafter established dry cleaning establishment which are Class B dry cleaning establishments the Fire Commissioner shall approve the plans submitted to the Department of Housing and Buildings as required by Rule 2.1.
- 2.2. The proprietors or agents of any heretofore established cleaning establishment shall file with the Department of Housing and Buildings statements under oath on forms furnished by the Department of Housing and Buildings as to the aggregate dry load capacity of the dry cleaning unit or units and the gross floor area of said establishment used in accordance with the Zoning Resolution, Sections 4(a), 53(b), and Rules 3.1 and 3.2.
- 2.3. The requirements of Rules 2.1, 2.1.1 and 2.2 shall not apply to existing dry cleaning establishments. The requirements of Rule 2.2 shall not apply to those heretofore established dry cleaning establishments which have previously obtained approvals on plans from the Department of Housing and Buildings where information substantially similar to that required to be furnished under said Rule 2.2. is on file with the said Department of Housing and Buildings.
- 2.4. All premises which contain existing dry cleaning establishments as well as all heretofore established and hereafter established dry cleaning establishments complying with the provisions of Rules 2.1, 2.1.1, 2.2 and 2.3 shall not be required to obtain a special certificate of occupancy relating to the use of the premises for a dry cleaning establishment.
- 2.5. No dry cleaning unit shall be installed six months after the effective date of these Rules unless such unit is approved by the Board of Standards and Appeals or unless an application for approval of the cleaning unit is filed with the Board of Standards and Appeals and a calendar number issued in connection therewith and a statement under oath is filed by the proprietor of the dry cleaning establishment or his agent that the dry load capacity of such dry cleaning unit is not greater than sixty pounds as defined below in Rule 2.6.
- 2.6. The dry load capacity of all dry cleaning units for the purpose of these rules and the Zoning Resolution shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.7. No dry cleaning solvent shall be used six months after the effective date of these Rules unless such solvent has been tested and rated by the Fire Commissioner or unless an application for such testing

and rating of such dry cleaning solvent is made with the Fire Commissioner.

- 2.7.1. It shall be unlawful to use any dry cleaning solvent in any dry cleaning unit having a flash-point other than that for which the dry cleaning unit is designed.

- 2.8. Except as otherwise expressly required by these Rules, nothing shall require any change in the construction, use of occupancy of any existing dry cleaning establishment or any change in the construction, use or occupancy in any heretofore established dry cleaning establishment which conforms with Sections 4(a), 53(a), (b) and (c), and Sections 4 (A), 4 (B) and 4 (C) of the Zoning Resolution adopted by the City Planning Commission on January 21, 1953.
- 2.9. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No dry cleaning establishment which is a heretofore established dry cleaning establishment or a hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles. The use of such basement or cellar area may include the installation and use of a boiler, dead or cold storage, storage of supplies, storage and filtration of solvents and space utilized for specialized washing equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by the non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, tailoring and alteration of garments, fur cleaning and glazing, and fur storage.
- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building:
 - 3.2.1. which is of wood frame construction;
 - 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
 - 3.2.3. any part of which establishment is within 20 feet of any public building.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

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4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings of any such dry cleaning establishment shall be fire-retarded with one-hour fire resistive materials and doors or in lieu thereof with one approved automatic one-inch wet pipe sprinkler head located over the cleaning unit which shall have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

5.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following:

6.1. No power or heating boiler having a grate area in excess of 3 square feet shall be permitted in the same area or space where dry cleaning units are located

unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing, heretofore established or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. No smoking shall be permitted in any such establishment except Class A establishments where fewer than six employees are employed. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.

7.3. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.4. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.5. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units.

8.2. All Class A dry cleaning establishments whether existing, heretofore established or hereafter established shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of any hereafter established dry cleaning establishment whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof or legal street grade of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan and the terminal of the exhaust, shall be at least five feet from any legal ventilating openings if said legal ventilating windows or legal ventilating openings lie on the

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same plane as the said exhaust terminal and when the said legal ventilating windows, or other legal ventilating openings lie on a plane which faces in the direction of the exhaust terminal the said terminal shall be at least 10 feet away from the same.

- 8.4. In all Class A dry cleaning establishments whether existing, heretofore established or hereafter established, all solvent used in the dry cleaning unit shall either (a) be received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system; or (b) be received and stored in a tank or tanks and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments whether of Class A or Class B or whether existing, heretofore established or hereafter established.

- 9.2. The proprietor of any Class A establishment whether existing, heretofore established or hereafter established, shall furnish to any person cleaning out a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type respirator for his use during the process of cleaning out any such unit.

- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Date of Rules.

The effective date of these rules is (the date of actual adoption).

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 8

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Notice of Public Hearing on Proposed Rules for Ap-
proval and Use of Air Entraining Portland Cements.

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10. A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*

Notice of Public Hearing on Proposed Amendments to
the Rules for Arc and Gas Welding and Oxygen
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Notice of Public Hearing on Proposed Rules Covering
Dry Cleaning Establishments Pursuant to the Zoning
Resolution of The City of New York.

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DOCKET

New Cases filed up to February 15, 1955

Cal. No. Dept. Premises Affected

72-55-SA—Gilbarco Calco-Meter Single Gasoline Dispensing Pump, Models 902, 903, 905 and 908, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

73-55-BZ—H.B.Bx.—1680 Gun Hill road and 1674 Allerton avenue, intersection of Allerton avenue, Gun Hill road and Lodovick avenue, Block 4539, Lot 1, Borough of The Bronx, N.B. 33-55—re erection and maintenance of gasoline service station, lubrication, parking of cars to be serviced.

74-55-SA—Bendix Commercial Washer (automatic), Model WEC, manufactured by Bendix Home Appliance division of Avco Manufacturing Co., Appliance.

75-55-SM—Kant-Slam Door Check, manufactured by Kant-Slam Door Check Co., Material.

76-55-SM—General Filters Inc., filters for fuel oil, Models 1-25, 2-300, 2-700 and 2-17, manufactured by General Filters Inc., Material.

77-55-SM—General Filters Inc. Water Trap, Model 90, manufactured by General Filters Inc., Material.

78-55-SM—General Filters Inc. Unifilters for Fuel Oil, Models 75 and 77, manufactured by General Filters Inc., Material.

79-55-BZ—H.B.Q.—32-61 110th street, east side, 96.17 ft. north of Northern boulevard, Block 1704, Lot 148, Corona, Borough of Queens, Alt. 2883-54—re proposed change in use from garage to repair shop, office and welding—business use district.

80-55-A—H.B.Q.—219-28 to 219-38 Hillside avenue (219-30 official) and 88-01 to 88-09 Springfield boulevard, southeast corner, Block 10680, Lot 1, Hollis, Borough of Queens (under section 35, General City law re premises in bed of mapped street—proposed widening of Springfield boulevard), N.B. 3769-54.

81-55-A—H.B.M.—135-147 West 70th street, north side, 181 ft. 5½ in. east of Broadway, Block 1142, Lot 15, Borough of Manhattan, Alt. 415-54—re egress; exits.

82-55-A—H.B.Q.—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6335, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens (under section 35, General City law re premises partly in bed of mapped street—43rd avenue and 228th street), Alt. 2054-54.

83-55-BZ—H.B.B.—345 Myrtle avenue, north side, 74 ft. 10¾ in. east of Carlton avenue, Block 2044, Lot 88, Borough of Brooklyn, Alt. 4068-46—re exit through kitchen and through adjoining property—residence use district.

84-55-A—H.B.M.—314 East 14th street, south side, 150 ft. east of 2nd avenue, Block 455, Lot 14, Borough of Manhattan, Alt. 111-55—re laboratory; stairs and elevator.

85-55-BZ—H.B.M.—417 West 50th street, north side, 250 ft. west of 9th avenue, Block 1060, Lot 22, Borough of Manhattan, Amendment to Alt. 1495-54—re music publishing in residence use district.

86-55-A—H.B.Bx.—1078 Kelly street, east side, 89.32 ft. south of East 167th street, Block 2716, Lot 29, Borough of The Bronx, Alt. 1118-53—re Class III construction; stairways; exits, etc.

87-55-A—H.B.Q.—37-20 10th street, west side, 175.15 ft. south of 37th avenue, Block 359, Lot 28, Long Island City, Borough of Queens, B.N. 1486-54—re Spray Rules, etc.

88-55-BZ—H.B.Bx.—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx, Alt. 11-55—re maintenance of motor vehicle repair shop and garage.

89-55-A—H.B.Bx.—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx, Alt. 11-55—re frame building.

90-55-A—F.D.—1278-1292 2nd avenue, east side, from East 67th to East 68th streets, 317 East 67th street and 316 East 68th street, Block 1442, Lot 1 (Julia Richman High School), Borough of Manhattan, City Order H.S. 112.01—re standpipe system.

91-55-BZ—H.B.B.—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn, Alt. 3388-54—re increase in area; public garage.

92-55-BZ—H.B.B.—1431-1461 86th street, north side, 240 ft. east of 14th avenue, Block 6340, Lot 52, Borough of Brooklyn, N.B. 1505-54—re erection and maintenance of repair shop, showroom, gasoline service station, sale of auto accessories and parking of cars to be serviced.

93-55-BZ—H.B.M.—2501-2503 Amsterdam avenue and 481-499 West 184th street, northeast corner, Block 2149, Lots 30 and 35, Borough of Manhattan, N.B. 8-55—re loading berth, etc.

94-55-A—H.B.M.—213-215 West 64th street, north side, 200 ft. west of Amsterdam avenue, Block 1156, Lot 23, Borough of Manhattan, Alt. 2032-53—re stairs, etc.

95-55-BZ—H.B.B.—450-456 East 34th street, west side, 72 ft. north of Beverly road, Block 4918, Lot 27, Borough of Brooklyn, Alt. 5032-53—re change in occupancy from garage for 5 cars to public garage for 10 cars and use of vacant space at rear for parking of 10 cars, etc.

96-55-A—H.B.B.—137 Manhattan avenue, west side, 75 ft. north of Montrose avenue, Block 3051, Lot 20, Borough of Brooklyn, Alt. 5198-53—re frame construction—factory.

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97-55-A—H.B.B.—413-437 Liberty avenue and 187-209 Vermont street, northeast corner and 154-172 Wyona street, Block 3689, Lot 1, Borough of Brooklyn, Alt. 1517-53—re fire wall, etc.

98-55-A—H.B.B.—928 Halsey street, south side, 160 ft. east of Saratoga avenue, Block 1495, Lot 15, Borough of Brooklyn, Alt. 4475-52—re Class III construction over 50 ft. in height—changed from public occupancy (theatre) to business occupancy (manufacturing metal products); exits.

99-55-SM—Lamilux (roofing material and partitioning), manufactured by Laminated Fiberglass Corp. of America, Material.

100-55-BZ—H.B.R.—60 Richmond terrace, southwest corner of Wall street, Block 7, Lot 70, Tompkinsville, Borough of Richmond, N.B. 496-53—re reconstruction and extension in area of existing gasoline service station, lubritorium, etc. parking of more than five cars, auto laundry, and repair shop (hand tools only).

101-55-A—H.B.M.—87-89 Nassau street, southwest corner of Fulton street, Block 79, Lot 1, Borough of Manhattan, Alt. 1809-54—re fire escape, etc.

102-55-A—H.B.M.—20-28 East 68th street and 802-812 Madison avenue, southwest corner, Block 1382, Lots 56, 57, 58, 58½ and 59, Borough of Manhattan, Amendment to N.B. 76-46—re steel hoist tower, etc.

103-55-A—H.B.M.—605-607 West 115th street, north side, 125 ft. west of Broadway, Block 1896, Lot 61, Borough of Manhattan, Alt. 1003-54—re non-fireproof construction; egress.

104-55-A—F.D.—1 Whale square, south side, 391 ft. west of 1st avenue, Block 811, Lot 1, Borough of Brooklyn, Order No. 0162-5—re bulk oil storage plant, etc.

105-55-SA—Thatcher Winter Air Conditioner, Models 532-70, 532-100 and 532-140, oil fired, manufactured by Thatcher Furnace Co., Appliance.

106-55-SM—Masland Duran with Fabric Back Quality 2785 (flame resistant upholstery fabric), manufactured by The Masland Duraleather Co., Material.

107-55-A—H.B.M.—5 East 44th street, north side, 167 ft. east of 5th avenue, 6th floor, Block 1279, Lot 9, Borough of Manhattan, Alt. 40-55—re non-fireproof construction.

108-55-BZ—H.B.Bx.—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx, Amendment to Alt. 735-54—re proposed manufacturing use in residence use district.

109-55-A—H.B.Bx.—614-616 East 180th street, south side, 145 ft. east of Arthur avenue, Block 3069, Lot 80, Borough of The Bronx, Amendment to Alt. 735-54—re egress.

110-55-BZ—H.B.M.—635-637 East 12th street, north side, 183 ft. west of Avenue C, Block 395, Lots 43 and 44, Borough of Manhattan, Alt. 2000-54—re parking of more than 5 cars in residence use district.

Restored to Docket

540-32-A—Vol. III—H.B.M.—1605 Amsterdam avenue and 475 West 140th street, southeast corner, cellar, Block 2057, Lot 1, Borough of Manhattan, F. P. 2146-54.

297-52-SA—General Electric Gas-Fired Warm Air Furnace, Models 21LG10, 21LG20, 21LG30 and 21LG40 reopened for report as to additional model—21LG15), manufactured by General Electric Company, Appliance.

333-39-SM—Vol. II—Double V. Cinder Block, sizes 4x8x18, 8x8x18, 12x8x16, 6x8x18, 10x8x16, 12x8x18, and 8x9x18 (reopened for test and report as to additional sizes), manufactured by DeYorgi Bros., Inc., Material.

1429-39-SM—Vol. IV—Lelite Concrete Building Block concrete masonry construction), manufactured by Rock Crete Products, Inc., Material.

900-48-SM—Si-Flow No. 05 Non-Syphon Ballcock (water control valve for water closet tanks); (reopened for test and report as to modified design of ballcock), manufactured by Mansfield Sanitary Pottery, Inc., Material.

342-54-BZ—H.B.Q.—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens, N.B. 725-54.

119-29-BZ—Vol. II—H.B.B.—625 Halsey street, north side, 20 ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn, Alt. 4468-54.

482-48-BZ—Vol. II—H.B.M.—4342-4344 Broadway and 649-651 West 185th street, northeast corner, Block 2167, Lot 29, Borough of Manhattan, Alt. 1827-54.

833-27-BZ—Vol. IV—H.B.B.—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn, Alt. 1161-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

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Carbon Dioxide Liquefier, Rules ...	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31

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Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of Buildings	July 31, 1951—Vol. 36, No. 31A
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
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Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
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Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
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Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 15, 1952—Vol. 37, No. 16A
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Spraying and Drying of Paints, Var- nishes, Lacquers, etc.	June 14, 1949—Vol. 34, No. 24A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A
Approved appliances and materials are printed in the
Supplement to the Bulletin of June 24, 1947, Vol. 32,
No. 25A.

FEBRUARY 23, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing
Wednesday morning, February 23, 1955, at 10 o'clock in
Room 1013 Municipal Building, Manhattan, on the following
matters:

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob
Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the
borough superintendent) under sections 7f, 7e, 7i and 7A
of the zoning resolution, to permit in a residence and
retail use district for a term of twenty-one years, the
erection and maintenance of more than one building on
a lot, a supermarket and a gasoline service station, lubri-
torium, car-washing, motor vehicle repairs, storage and
sale of accessories and office; with an entrance, show
window and sign nearer the residence use district than is
permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-
6223 11th avenue, northeast corner, Block 5731, Lot 2,
Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955,
for inspection and decision without further argument; hear-
ing closed; then to February 23, 1955, for inspection and
decision; hearing previously closed.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman,
owner.

SUBJECT—Application August 23, 1954—re (decision of
the borough superintendent) under sections 7e and 7A of

the zoning resolution, to permit for a term of fifteen years,
in a residence and business use district the erection and
maintenance of a gasoline service station, lubritorium, auto-
laundry (non-automatic), motor vehicle repair shop and
office, and to permit the parking and storage of motor
vehicles waiting to be serviced, with curb cut and show
window nearer the residence use district than is permitted.
PREMISES AFFECTED—8610 Flatlands avenue, south-
west corner of East 87th street, Block 8023, Lot 39, Bor-
ough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955,
for inspection and decision without further argument; hear-
ing closed; then to February 23, 1955, for further inspection
by the Board and decision; hearing previously closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William
J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of
the borough superintendent) under sections 7c and 7i of
the zoning resolution, to permit in a business use district
the reconstruction and extension of existing gasoline service
station, and the change of occupancy of existing two, two
car garages to motor vehicle repair shop and extension of
garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12
Battery avenue, southwest corner, Block 6055, Lots 22 and
23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955,
for inspection and decision without further argument; hear-
ing closed; then to February 23, 1955, for applicant to file
revised plans with building arranged with opening on in-
terior of site and not on Battery avenue and with pumps set
back not less than 15 feet from street building line of 86th
street; hearing previously closed.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark,
owner.

SUBJECT—Application October 14, 1954—re (decision of
the borough superintendent) under sections 7e and 7h of
the zoning resolution, to permit in a residence use district
the erection and maintenance of a gasoline service station,
auto laundry, motor vehicle repair shop; and to permit the
parking and storage of motor vehicles on unbuilt upon
portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, south-
east corner of 201st street, Block 10495, Lot 52, Hollis,
Borough of Queens.

Laid over from December 21, 1954, to January 25, 1955,
for inspection and decision without further argument; hear-
ing closed; then to February 23, 1955, for further inspection
and decision; hearing previously closed.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg,
owner.

SUBJECT—Application December 31, 1952—re (decision of
the borough superintendent) under sections 7f and 7h of the
zoning resolution, to permit in a retail use district the erec-
tion and maintenance of a gasoline service station, lubritor-
ium, auto washing, storage and sale of accessories, and office,
and the parking of more than five motor vehicles waiting to
be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04
199th street, southwest corner, Block 10829, Lot 56, Hollis,
Borough of Queens.

Laid over from November 23, 1954, to December 14, 1954,
for inspection and decision without further argument; hear-
ing closed; then to January 18, 1955, for applicant to file
revised plans; hearing previously closed; then to January
25, 1955, for applicant to file revised plans; then to February
23, 1955, for further inspection and decision; hearing pre-
viously closed.

CALENDAR

908-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt upon portion of lot; for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road and 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

Laid over from November 16, 1954, to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions; then to January 18, 1955, for applicant to file revised plans as to grade conditions; hearing previously closed; then to January 25, 1955, for consideration of revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northwest corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from January 18, 1955, to January 25, 1955, at request of objector; applicant concurring; then to February 23, 1955, for inspection and decision without further argument; hearing closed.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application reopened June 15, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, hearing closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brook-boro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brook-boro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, hearing closed.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from public garage to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed.

CALENDAR

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; applicant to file revised plans; then to February 23, 1955, for further inspection; hearing closed.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, applicant to file revised plans; hearing closed.

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

Laid over from January 11, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection and decision.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed.

765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

Laid over from January 18, 1955, for inspection; date to be set; then set for further hearing on February 23, 1955.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326, Lot 21, St. Albans, Borough of Queens.

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue and 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

414-54-BZ

APPLICANT—Schrank and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for a term of five years.

CALENDAR

PREMISES AFFECTED—33-37 29th street, east side, 265.22 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

FEBRUARY 23, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 23, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

848-53-SM

APPLICANT—Sanford Brick and Tile Company, Inc., owner (Limestone Products Corp., agent).

SUBJECT—Application November 30, 1953—Sanford Brick and Tile Company, Inc., Face Brick Shade Nos. 1, 60, approval of.

793-54-SM

APPLICANT—Cordo Chemical Corporation, owner.

SUBJECT—Application October 14, 1954—Cordoglas (draperies, black-out curtains), approval of.

371-53-SM—Vol. II

APPLICANT—W. L. Gates, for The Celotex Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re amendment of resolution—re Acoustical-Line "Heavy-Duty" Metal Suspension Ceiling.

408-54-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application May 20, 1954—USG Corrutone Acoustical System (acoustical treatment), approval of.

617-54-SA

APPLICANT—Bradley T. Sheridian, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

616-54-SA

APPLICANT—Warren Connolly Co., Inc., agent for Norge Division of Borg-Warner Corporation, owner.

SUBJECT—Application June 22, 1954—Norge Automatic and Norge Semi-Automatic Washers, Models AW-405, AW-410, AW-422, AW-425, AW-450 and AW420, approval of.

501-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.

SUBJECT—Application June 7, 1954—Ross Fuel Oil Pre-heaters, Type EF, approval of.

589-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.

SUBJECT—Application July 6, 1954—Ross Fuel Oil Pre-heaters (U-tube type), Model EU, approval of.

750-38-SA

APPLICANT—Crane Company, owner.

SUBJECT—Application for consideration—reopening as for amendment to resolution to include additional model number vacuum breaker—re C-7830 Vacuum Breakers for supply fixtures, sizes ¾, ½, ¼, 1, 1¼, 1½, 2 and 3 inches; previously approved.

CALENDAR

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.
SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45. Borough of Manhattan.

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasters Helpers Local No. 30, owner (Lucian Walters, lessee).
SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Borough of Manhattan.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.
OWNERS OF PREMISES—Bernard Isacowitz.
SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.
PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.
OWNERS OF PREMISES—Harry and Shirley Fuchs.
SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.
PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

126-52-A

APPLICANT—Windsor Oaks Corporation, owner.
SUBJECT—Application February 2, 1952—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—217-08 to 217-26 and 220-22 to 220-28 73rd avenue, 74-23 to 74-45 220th street, 73-76 to 73-96 and 75-08 to 75-34 Springfield boulevard, 219-12 to 219-18 and 219-33 to 219-55 74th avenue, 219-16 to 219-38 and 219-80 to 219-96 75th avenue, Block 7742, Lot 3; Block 7754, Lot 3; Block 7755, Lot 3 and Block 7739, Lot 3, Bayside, Borough of Queens.

548-52-A

APPLICANT—Frederick A. Ketcher, for Ambrose O'Brien, owner (Edward B. McDermott, lessee).
SUBJECT—Application July 14, 1952—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—297 Warren street, north side, 200 ft. west of Smith street, Block 390, Lot 55, Borough of Brooklyn.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).
SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

722-54-A

APPLICANT—Ivan Pinsker, for Bush Terminal Buildings Co., owner (Gabriel Century Wood Heel Corp., lessee).
SUBJECT—Application September 12, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—872-890 3rd avenue (882 displayed), west side, 775 ft. north of 36th street, Block 679, Lot 1; Bush Building #10, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarrello, owner.
SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.
PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

Laid over from January 18, 1955, to March 1, 1955, for inspection and decision; hearing closed.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).
SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).
PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for applicant to report to the Board as to possibility of rebuilding the entire station; hearing previously closed; then to March 1, 1955, for applicant to submit revised plans.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.
SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.
PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

CALENDAR

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument, hearing closed.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument; hearing closed.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision without further argument; hearing closed.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use district the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision without further argument; hearing closed.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

Laid over from February 8, 1955, to March 1, 1955, for applicant to file revised plans, and for inspection, hearing closed.

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application August 2, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

Laid over from February 8, 1955, to March 1, 1955, for inspection and decision; hearing closed; applicant to furnish Board with information as to rezoning in 1954; hearing closed.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed; then to March 1, 1955, for applicant to submit a letter from the Borough Superintendent as to whether existing dining room on premises is permitted under the existing certificate of occupancy to be used by non-residents of subject premises.

687-54-BZ

APPLICANT—Charles M. Spindler, for Louis and Kathleen Pillari, owners.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconversion of building from a factory, office, and laboratory to storage garage for more than five motor vehicles and offices.

PREMISES AFFECTED—11-06 to 11-08 30th avenue, and 9-40 Main avenue (street), southwest corner, Block 507, Lot 31, Astoria, Borough of Queens.

Laid over from February 15, 1955, to March 1, 1955, for inspection and decision; hearing closed.

CALENDAR

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

659-50-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, C area district the erection of an additional building into part of driveway (previously granted by the Board for 15 years, to permit woodworking equipment within the building) using more than the area permitted and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. 9 in. west of Little Neck parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

544-52-BZ

APPLICANT—Abram Shlefstein, for Joseph I. Lubin and Joseph Eisner, owners.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—336-342 East 45th street and 797-803 First avenue, southwest corner, Block 1337, Lots 28 to 33, 129 and 130, Borough of Manhattan.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

509-38-BZ—Vol. II

APPLICANT—Alexander H. McPhee, for Tide Water Associated Oil Co., owner (Otto Strebel, lessee).

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the extension to accessory building on existing gasoline service station to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—202-01 Rocky Hill road, northeast corner of 202nd street, Block 5561, Lots 10, 13 and 62, Bayside, Borough of Queens.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.

SUBJECT—Application April 20, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 44, Borough of Manhattan.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nyman, owner.

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zon-

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ing resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

449-54-SM

APPLICANT—Bodde Screen Company, for Hollywood Universal Inc., owner (Imperial Carpet & Furniture Company, agent).

SUBJECT—Application May 27, 1954—Bodde Seamless Screen, Type A, B and C, Projection Screen, approval of.

965-41-SM

APPLICANT—Safway Steel Scaffolds N. Y., Incorporated, owner.

SUBJECT—Application November 10, 1941—Safway Steel Scaffolding, approval of.

693-54-SM

APPLICANT—Roof Structures, Inc., owner.

SUBJECT—Application August 11, 1954—Roof Structures, Inc., Glued Laminated Timbers (for use as beams, arches, trusses and columns), approval of.

506-52-SM

APPLICANT—Askania Corporation, owner.

SUBJECT—Application June 23, 1952—Portite (integral admixture for concrete), approval of.

730-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System (exposed type), for suspended ceilings, approval of.

729-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Basic Concealed Type, approval of.

728-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Basic Exposed Type, approval of.

727-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Rigid Beam Type (for suspended systems), approval of.

781-49-SA

APPLICANT—Ace Cabinet Corporation, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional size of gas fired drying tumbler—re Ace Telecoin Tumble Dryer (gas heated clothes dryer); previously approved.

626-52-SM

APPLICANT—Limestone Products Corporation, for Larsen Products Corp., owner.

SUBJECT—Application for consideration—reopening and amendment to resolution as to trade name—re Plaster-Weld (bonding agent); previously approved.

143-54-SM

APPLICANT—United States Plywood Corporation, owner (J. A. Fitzpatrick, agent).

SUBJECT—Application for consideration—reopening and amendment to resolution as to one-hour rating—re Weldwood ¾-Hour Door (weldrock core), previously approved.

877-54-SM

APPLICANT—Acheson Manufacturing Company, owner (Demov & Morris, agents).

SUBJECT—Application November 15, 1954—Acheson Bronze Silver Brazing Tube Fittings, MS, Spec. MIL-F-1183, approval of.

944-54-SM

APPLICANT—Ajax Contracting Company, Inc., owner.

SUBJECT—Application December 2, 1954—Ajax Easy Opening Device for Cellar Trap Door, approval of.

234-54-SA

APPLICANT—Carrier Corporation, owner.

SUBJECT—Application March 17, 1954—Carrier Conversion Oil Burner, Models 38C2 and 38C4, approval of.

682-52-SM

APPLICANT—Emanuel M. Glick, for Elof Hansson, Inc., owner.

SUBJECT—Application August 19, 1952—Reyno Coustic (corrugated and pyramid perforated acoustical panels), approval of.

979-41-SM

APPLICANT—L. O. Koven & Bros. Inc., owner-manufacturer.

SUBJECT—Application for consideration—reopening and amendment of resolution, Koven 275 Gallon Obround Fuel Oil Tank; previously approved.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees u/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).

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SUBJECT—Application June 23, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corp., owner.
SUBJECT—Application reopened November 23, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22. Borough of Manhattan.

10-55-A

APPLICANT—Reuben Rappaport, for All States Holding Corp., (Parsons School of Design, lessee).
SUBJECT—Application January 6, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—410-416 East 54th street, south side, 194 ft. east of 1st avenue and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan.

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.
SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway 2nd floor); Block 286, Lot 60, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.
SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.
SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.
PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-man, owner.
SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee, for Havemeyers and Elder, Inc., owner.
SUBJECT—Application July 9, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Company, owner.
SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

HARRIS H. MURDOCK, *Chairman*

MARCH 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 8, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.
SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.
PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed; then laid over from January 25, 1955, to March 8, 1955, at request of the applicant.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.
SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, and office.
PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; applicant to file corrected drawing with proper widening dimensions for 131st street and 14th avenue and a revised plot plan of proposed layout including the widening.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.
SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; hearing closed.

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489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner, Block 3820, Lot 4, Springfield Gardens, Borough of Queens.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph for M. F. & S. Plumbing Supply Co., owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, permitting in a business use district the extension in use and area of existing gasoline service station and the parking and storage of motor vehicles (previously granted by the Board for a term of fifteen years, expires September 1964), to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner, Block 542, Lot 1, Arverne, Borough of Queens.

421-37-BZ—Vol. II

APPLICANT—Henry Nordheim, for Antonio Moccia, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1108 East 216th street, south side, 3.07 ft. west of Wilson avenue, Block 4710, Lots 22 and 23, Borough of The Bronx.

517-54-BZ

APPLICANT—Charles Abrahams, for John Hinke and Peter Breunig, owners.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—62-21 to 62-23 Metropolitan avenue, north side, 225 ft. east of 62nd street, Block 2771, Lot 52, Middle Village, Borough of Queens.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

771-54-BZ

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application October 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, G1 area district the extension of existing building, without the required set-back from mapped street.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road, Block 12981, Lot 118, Rosedale, Borough of Queens.

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street, and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

859-54-BZ

APPLICANT—John F. Fitzsimons, for Diedrich and Anna M. Grube, owners.

SUBJECT—Application November 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the change in occupancy from one family dwelling to two family dwelling without the required side yard on northerly side of lot.

PREMISES AFFECTED—93-09 239th street, east side, 80 ft. north of 93rd road, Block 7999, Lot 9, Bellerose, Borough of Queens.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grand avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

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PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 8, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 8, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.
SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application reopened November 4, 1953 as Vol. IV—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street, Block 3302, Lots 23, 24 and 25, Borough of The Bronx.

378-54-A—Vol. II

APPLICANT—Maxfield Blaubeux, for Fulrick Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—580-598 Fulton street and 63-81 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

429-54-A

APPLICANT—Leonard F. Rothkrug, for Theresa E. Ferrara, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—107 Roebling street, east side, 25 ft. south of North 6th street and 244 North 6th street, Block 2338, Lots 7 and 9, Borough of Brooklyn.

527-54-A

APPLICANT—Herman E. Horwood, for 540 Pearl Street, a partnership.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—536-540 Pearl street, north side, 25 ft. west of Elk street, Block 157, Lot 22, Borough of Manhattan.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silverio Falconieri, owners.

SUBJECT—Application February 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.

SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. $\frac{3}{4}$ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*.

MARCH 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 11, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

64-55-SR

SUBJECT—Proposed Rules for Approval and Use of Air Entraining Portland Cements.

HARRIS H. MURDOCK, *Chairman*.

MARCH 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 15, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

741-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Valentine Realty Corp., owner (Forack Corp., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business

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use district the change in use from ordinary storage in cellar to garage for motor vehicles.

PREMISES AFFECTED—250 East 187th street and 2400 Ryer avenue, southeast corner, Block 3152, part of Lot 11, Borough of The Bronx.

534-47-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for Avelyn F. Goldstein, owner (Packard, Jamaica, lessee).

SUBJECT—Application reopened October 14, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from office, storage and shipping of tires, auto accessories, and incombustible materials, to office and storage of more than five motor vehicles waiting to be serviced in adjoining building on Lot 31.

PREMISES AFFECTED—150-34 Hillside avenue, south side, 200 ft. west of 153rd street, Block 9697, Lot 26, Jamaica, Borough of Queens.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

914-54-BZ

APPLICANT—Edward B. Moebus, for Lockwood Greene Engineers, Inc. (Western Electric Co., Inc., owner).

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a business and manufacturing use district the erection and maintenance of a structure to be used as a repair shop, warehouse, office, more than the permitted height within two miles from an airport.

PREMISES AFFECTED—135-02 Springfield boulevard, southwest corner of Merrick boulevard, Block 13007, Lot 31, Springfield Gardens, Borough of Queens.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 22, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.
SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

Laid over from January 25, 1955, to February 15, 1955; applicant to notify affected property owners by regular mail; then to March 22, 1955, for inspection and decision; hearing closed.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

Laid over from February 8, 1955, to February 15, 1955, at the request of objector, applicant agreeing; no further request for adjournment; hearing closed; then to March 22, 1955, for inspection and decision, without further argument.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Esscx street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; applicant to file information as to status of violation on the building; hearing closed.

557-28-BZ—Vol. II

APPLICANT—Siegel and Green, for Richard Carrol, Inc., owner (William Gordon, lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of gasoline selling station in front of existing public garage for more than five motor vehicles.

PREMISES AFFECTED—2717 Reservoir avenue, west side, 242.21 ft. north of West Kingsbridge road, Block 3248, Lot 46, Borough of The Bronx.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

CALENDAR

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

801-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Teresa Romano, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the addition of motor vehicle repairs, brake-testing, wheel alignment and the parking and storage of motor vehicles, to existing gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—72-01 to 72-09 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner, Block 2843, Lot 45, Maspeth, Borough of Queens.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the

borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

806-54-BZ

APPLICANT—Burke, Green and Groh, for Milton and Esther Mittelman, owners.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the maintenance of existing dwelling, without the required set back from street line.

PREMISES AFFECTED—170-15 69th avenue, north side, 40 ft. west of 171st street, Block 6924, Lot 3, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, March 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 15, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 1, 1955, were approved as printed in the Bulletin of February 8, 1955, Vol. 40, No. 6.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application reopened October 19, 1954 as Vol. III—re (decision of the borough superintendent) under

sections 7e, 7h and 21 of the zoning resolution, to permit in a residence, local retail and retail use district the change of occupancy from roller skating rink, office and parking of motor vehicles, to:—shopping center and the extension of existing parking of owner's and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard; 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eleventh road, Block 12493, Lots 73, 85, 86, 87 and 88, Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and O. L. Solomon.

For Opposition: Max M. Lome, Joseph Schmidt and J. C. Vlk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set; Board to inspect similar use; hearing previously closed.

MINUTES

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and R. J. Kruger.

For Opposition: Joseph Lacalamita, M. Roche, Mrs. William Myers, Mrs. E. G. House, Thomas Lacalamita, E. Corsun and Mrs. Rachel Corsun.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad Freeway (Block 572, Lot 13), Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Felix J. Wasselle and Rita Brue.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M. for inspection and decision; hearing closed.

487-54-BZ

APPLICANT—LeRoy Holman, for Gloria and LeRoy Holman, owners.

SUBJECT—Application June 16, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a one family dwelling, nearer to the street line than is permitted.

PREMISES AFFECTED—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: John A. Lynch and LeRoy Holman.

For Opposition: L. D. Halama and Mrs. Helen Gard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and P. L. Santoro for Boro President of Richmond.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; no further argument; hearing closed.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—(decision of the borough superintendent) under sections 7c, 7h and 7A of

the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons' and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Carl Mangels.

For Opposition: Claude W. Carlstrom, Pauline Bierer and George W. Watson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and decision, without further argument; hearing closed.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris M. Dorfman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M. for applicant to submit a letter from the Borough Superintendent as to whether existing dining room on premises is permitted, under the existing certificate of occupancy, to be used by non-residents of subject premises; hearing previously closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrance (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Herman Glicker.

For Opposition: Dorothy Ockershausen.

For Administration: Samuel L. Becker, Dep't of Housing

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M. for inspection and decision; hearing closed.

661-54-A

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Herman Glicker.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn at request of the applicant, having been filed improperly as an administrative appeal; decision involves a question of zoning.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

687-54-BZ

APPLICANT—Charles M. Spindler, for Louis and Kathleen Pillari, owners.

SUBJECT—Application August 17, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconversion of building from a factory, office, and laboratory to storage garage for more than five motor vehicles and offices.

PREMISES AFFECTED—11-06 to 11-08 30th avenue, and 9-40 Main avenue (street), southwest corner, Block 507, Lot 31, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus and Louis Pillari.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A.M. for inspection and decision; hearing closed.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Mrs. Mary Danisi, Mrs. Anna Santero and Charles F. Morgan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street, and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Building A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lot 21, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and decision without further argument; applicant to file information as to status of violation on the building; hearing closed.

150-37-BZ—Vol. II

APPLICANT—Albert E. Deer, for Lourose Realty Corp., owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened November 16, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office, and to permit the parking of motor vehicles waiting to be serviced; for a term of fifteen years.

PREMISES AFFECTED—255-263 Ralph avenue, northeast corner of Marion street, Block 1513, Lots 1, 3 and 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Edw. Hoffman for Park Dept. and C. J. Cammarata, N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated that it is desired to withdraw this application, in view of the fact that a public playground under construction in the area brings the subject site within the purview of Section 21A of the Zoning Resolution.

Resolved, that this application be and it hereby is *withdrawn*.

1-51-BZ—Vol. II

APPLICANT—Paul Friedman, for Arthur R. Mullin, owner (Meridian Motors, Inc., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

MINUTES

PREMISES AFFECTED—243-06 Northern boulevard, southeast corner of 243rd street, Block 8180, Lot 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.
For Opposition: S. Bellinson.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, a full hearing was held on this application; and

WHEREAS, the applicant requested withdrawal on the date set for decision.

Resolved, that this application be and it hereby is *withdrawn*.

747-54-BZ

APPLICANT—George H. Colin, for George H. Van Siclen, owner.

SUBJECT—Application October 1, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a business building (stores), without the required set backs from both streets and using more than the area permitted; and to permit the accessory parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the applicant has requested withdrawal of this application because he has been unable to obtain an extension of the contract for purchase.

Resolved, that this application be and it hereby is *withdrawn*.

748-54-A

APPLICANT—George H. Colin, for George H. Van Siclen, owner.

SUBJECT—Application October 1, 1954—filed pursuant to section 35, General City Law re erection of premises partly in bed of mapped street (proposed widening of Little Neck parkway), and a decision of the borough superintendent.

PREMISES AFFECTED—39-11 to 39-21 Little Neck parkway and 250-08 39th road, southeast corner, Block 8144, Lot 82, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the applicant has requested withdrawal of this appeal because he has been unable to obtain an extension of the contract for purchase.

Resolved, that this appeal be and it hereby is *withdrawn*.

38-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Morben Properties, Inc., Rose Tague, Fames and Bertha Weinstein, owners.

SUBJECT—Application August 31, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the demolition of all structures on the plot, except public garage on lot 41 in the unrestricted use portion, and to change its use to high speed auto laundry and also to erect and maintain a gasoline service station in unrestricted use portion extending into the business use portion, and to include lubritorium, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—83-97 Boerum place, east side, from Atlantic avenue to Pacific street, 252-260 Atlantic avenue and 239-247 Pacific street, Block 181, Lots 1 to 10 inclusive, 41 and 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 28, 1954 subject to regular procedure, to consider a new proposal for a new owner; and

WHEREAS, a public hearing was held on this application on January 18, 1955 after due notice by publication in the Bulletin; laid over to February 15, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Boerum place and Pacific street are in business and unrestricted use, B area, class 1½ height districts; Atlantic avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 10, 1954 acting on Alt. Applic. 1883-54, reads:

"1. The change of use of premises located partly in a business and partly in an unrestricted district and the extension of the building now used as a public garage to high speed auto laundry, lubritorium, auto repairing, office and sales, parking and storage of motor vehicles and gasoline service station is contrary to the Zoning Res.: Art. II Sect. 4(a) (15) (29) (46) & (52)."

and

WHEREAS, the applicant states that the premises consist of a plot, 159 ft. 5 in. frontage by 100 ft. 3 in. in depth, irregular; that the use district maps show that the premises are in a class B area district and a class 1½ height district; that the portion of the premises within 100 ft. of Pacific street is in an unrestricted use district and the remainder in a business use district; that the premises are

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presently developed with a one-story public garage of class 3 construction having a frontage of 25 ft. on Pacific street and a depth of 90 ft. and several two, three and four story brick dwellings and stores fronting on Boerum place and Atlantic avenue; that the department of housing and buildings records show that the public garage in block 181 on lot 41 was erected under N.B. 12485 of 1924 and certificate of occupancy No. 30525 was issued for a public garage for more than five motor vehicles on November 22, 1954; that it is proposed to demolish all the existing buildings on the plot except the public garage on lot 41, in block 181; that it is also proposed to change the use of this legal public garage located in the unrestricted portion of the site to a high speed auto laundry; that it is further proposed to install a gas station in the unrestricted portion of the lot extending into the business portion of the lot for a distance of 59 ft. 5 in., consisting of ten 550-gallon gasoline tanks and six dispensing pumps; that the contemplated accessory building will be one story in height of class 3 construction, having a frontage of 45 ft., a depth of 30 ft. and contain the conjunctive uses of lubratorium, minor auto repairs, office, sales and storage; that a portion of the open area will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Atlantic avenue is a heavily trafficked auto lane and as such the proposal is entirely within keeping at this point; that the land is high in assessed valuation and the rehabilitation cost of the existing outmoded tenement homes is prohibitive; that the proposal is the only improvement that would help the owner continue to pay city taxes and give him an equitable return on his investment; that the large parking area will help alleviate the parking problem in this downtown area; that there are no other gas stations along Atlantic avenue and Boerum place within the affected area and it is only intended to extend the gas station use now permitted on part of the site to the entire site; that within the affected area along Boerum place, most of the property, except for a 100 ft. parallel to Atlantic avenue on both sides, is in either an unrestricted or a manufacturing zone wherein a gas station would be permitted; that with a greater percentage of the area in an unrestricted or manufacturing zone, the entire Boerum place could be used for gas stations and it is a hardship to deny this right to the applicant especially in view of the fact that the greater part of the site could be used for the contemplated gas station; that the premises opposite in block 75, lot 1, in a business zone, is being developed with a city prison and said use is not conducive to improving business conditions or a fitting use on a business street; that under Cal. No. 38-30-BZ the Board granted a variance for the erection of an 8-story garage on the same size plot; that neither zoning restrictions or conditions have changed since said grant and the proposed gas station is just as much in keeping as the approved garage; that the garage building was never erected; and

WHEREAS, the applicant states that the present owner has held title to lots 1 to 9 and 42 since May 28, 1954; lot 10 since November 23, 1942 and to lot 41 since April 2, 1947; that the assessed valuation of land is \$34,700 and of the building \$34,400 making a total of \$69,100; that the building was erected in 1924; and

WHEREAS, the Board has granted a variance, to permit a gasoline service station which has not as yet been constructed, on the opposite southwest corner, under Cal. No. 93-33-BZ, Vol. III; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c, to permit extension into the more restricted district and to permit the proposed gasoline service station to be erected, substantially as

proposed and as indicated on plans filed with this application, marked "Received August 31, 1954", 4 sheets, *on condition* that the premises shall be leveled substantially to the grade of the adjoining streets and shall be constructed and arranged as indicated on such plans; that the accessory building shall be of the design, arrangement and location as shown; that there shall be no cellar in such building; that the building shall be faced with face brick; that the existing garage in the unrestricted area may be reconstructed as proposed for use as a high speed laundry, *on condition* that there shall be space left within the garage toward the Pacific street front to be used as a reservoir for cars awaiting service; that pumps shall be of a low approved type erected not nearer than 15 feet to either street building line; that where walls of adjoining buildings do not occur on the side lot line to the east there shall be erected a masonry brick wall not less than 5 ft. 6 in. high; that any exposed wall of adjoining building shall be faced with a facing wall of similar height; that curb cuts shall be limited to two 30 ft. in width each to Atlantic avenue, three of similar width to Boerum place and one of similar width to Pacific street, together with the existing 20 ft. curb cut to the present garage proposed to be changed to a high speed laundry; that at each intersection there shall be maintained within the building lines, a block of concrete extending for a distance of not less than five feet along each building line and not less than twelve inches in height; that the balance of the premises where no occupied by a building shall be paved with concrete or asphaltic paving; that the sidewalks and curbs abutting the premises shall be restored or reconstructed to the satisfaction of the Borough President; that the front face elevation of the existing garage shall be sand blasted or thoroughly cleaned and renovated; that the side of the garage where exposed by the demolition of the adjoining building shall be refaced with face brick or stucco; that signs shall be restricted to a sign attached to the accessory building and the illuminated globes of the pumps and any other signs that are lawful in the unrestricted portion of premises excluding all temporary signs, but permitting the erection at the intersections of both Atlantic avenue and Boerum place and at Pacific street and Boerum place a post standard each for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such signs to extend beyond the building line for a distance of not over 4 feet; that under section 7i there may be minor repairs for adjustments only, maintained solely within the accessory building; that there may also be parking of cars, provided such parking is located where it will not interfere with the servicing of the station or the proposed auto speed laundry; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

1228-40-BZ—Vol. II

APPLICANT—Larry Meltzer, for Avenue P and East 19th Street, Inc., owner.

SUBJECT—Application April 20, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, E area district, the extension of existing structure using more than the area permitted and without the required setback from street lines on Avenue P and East 19th street (previously denied, as to erection and maintenance of stores and offices).

PREMISES AFFECTED—1816-1824 Avenue P and 1610-1620 East 19th street, southwest corner, Block 6781, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: Joseph Fennelly, Jr., Dominick J. Cistermino and Nathan Morgenstern.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 25, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to February 1, 1955, for inspection and decision; hearing closed; then to February 15, 1955, for applicant to submit revised plans showing less coverage of the vacant plot and with a substantial area vacant along side lot line of adjoining house to the west, eliminating unloading space and with planting in place thereof; suitable fences along the west line; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 19th street is in residence and business use, E area, class 1¼ height districts; Avenue P is in a residence use, E area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated April 5, 1954 acting on N. B. Applic. 1031-53, reads:

"1. Proposed commercial structure located partly in business and partly in residence use district violates Art. II, Sec. 3 Zoning Resolution.

2. Proposed extension of structure on a corner lot to exceed 45% of the lot in an 'E' area, residence district, violates Art. IV, Sec. 15c Zoning Resolution.

3. Erection of structure on the street lines on Ave. P and E. 19th street without a 10'-0" setback, violates Sec. 15, subd. d, Art. IV, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 80 ft. in depth, on which is located a two story building 82 ft. 2¾ in. front on East 19th street and a depth of 80 ft., irregular, which includes a one story extension, all of class 3 construction, erected under N. B. 6133 of 1923 and is presently occupied as follows: cellar—ordinary use; 1st floor—food market and 3 retail stores; 2nd floor—retail sales and showroom of women's shoes; and

WHEREAS, the applicant further states that under Cal. No. 1228-40-BZ the Board denied an application under section 7c for the erection of a two-story business building consisting of stores and offices on the subject premises; that a two-story frame, two-family dwelling formerly fronting on Avenue P on this site, has since been demolished; that until 1940 the site was assessed as two separate tax lots, the portion on Avenue P being known as lot 7 and the remaining portion as lot 9; that currently the site is assessed at \$120,000; that it is now proposed to erect on part of the site a one story building, 17 ft. 8½ in. front on East 19th street and 68 ft. on Avenue P, being 80 ft. in depth, irregular, and 14 ft. in height, of class 3 construction, to be used and occupied as a retail store; that the proposed use will be in conformity with the existing uses on East 19th street, between Kings highway and Avenue P and existing retail uses on Kings highway and Avenue P between East 19th street and Ocean avenue; and

WHEREAS, the applicant contends that the subject premises is uniquely situated with relation to Avenue P and Kings highway and a peculiar hardship results therefrom; that the district maps show that Kings highway is in a business use district and that for a distance of 100 ft. back on either side and parallel with Kings highway, the premises is likewise in a business use district; that for the most part, the arbitrary limitation of the City planning commission for business uses for a distance of 100 ft. back and parallel with Kings highway, protects the residential character of the remaining portion of those blocks fronting on Kings highway, along Kings highway from East 18th street to the intersection of Kings highway and Bay parkway; that this

limitation effects a hardship upon the subject property owner, unique and peculiar to his lot, and different from any hardship that may be claimed by any other owners of lots on blocks fronting on Kings highway; that Avenue P and Kings highway converge at Ocean avenue so that the area of Block 6781 is far less than the area of the average city block and, in fact the block fronts on East 19th street for only 122 ft.; that block 6782 which is likewise reduced in size by reason of the converging of the two streets, is entirely within the 100 ft. distance from Kings highway and therefore no hardships result; that likewise, on East 18th street, there is no hardship to the owners of lots 1, 70 or 78 in Block 6781, because the block fronts 181 ft. on East 18th street; that the limitation of the City planning commission can effect no protection to residential property owners along East 19th street on this block because there is no residence property whatsoever possible; and

WHEREAS, the applicant further contends that it is impractical to improve the remaining portion of the premises fronting on East 19th street with a residential building, in that there is only a frontage of 17 ft. 8½ in. on East 19th street; that recognizing this fact the site has been assessed at \$120,000 which is far in excess of that customary to residence property, and therefore it must be said that the southwest corner of East 19th street and Avenue P has been assessed as business property; that lots Nos. 3 and 5 in block 6781, which lots have frontages of 40 ft. each on Avenue P, which is immediately west on the site in question, are residential lots and the land is assessed at \$6,000 for each lot; that there is a pressing need for additional retail sales space in this neighborhood, which is a major shopping area doing a huge and ever increasing volume of business, and without available retail space; that along Kings highway, extending from Ocean to Nostrand avenues, there are no retail stores; that this shopping area serves a large community between Avenue P and Avenue M, in which there are only very limited shopping areas; that the proposed use cannot be said in any way to change the character or residential nature of any part of this area and cannot be said to destroy a buffer area, since Avenue P at this point is naturally the buffer area; that the irregular nature of that part of the lot under consideration makes the application for the use of excess area necessary, in that an unsightly pocket for the collection of trash and rubbish would result if there were conformance to the area district limitations; that due to the peculiar zoning subdivision of this plot, the small portion which lies within the residence E district requires a 10 ft. setback; that such a setback would not be required if the small portion would be in a business use district; and

WHEREAS, the applicant states that the present owner has held title to the property since May 2, 1939; that the assessed valuation of land is \$100,000 and of the building \$20,000 making a total of \$120,000; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant was requested to file revised plans, for further consideration by the Board; and

WHEREAS, the Board gave careful consideration to determine whether the residential use along Avenue P would be protected by the proposed extension of business use as proposed, including the areas until recently occupied by a residential building and found that the proposal would unjustifiably extend the business use to Avenue P, to the disadvantage of existing adjacent residential uses; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c of the zoning resolution and that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 1031/53, Objections 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

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321-49-BZ—Vol. II

APPLICANT—Nathaniel C. Saxe, for Louis Cappell, owner.

SUBJECT—Application May 26, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the extension in use and area of existing gasoline service station (previously granted by the Board for a term of years), to include gasoline service station, lubritorium, auto washing, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 22, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on February 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach Channel drive and Beach 60th street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1954 acting on Alt. Applic. 776-54, and superseded by Alt. Applic. 776-54 dated December 15, 1954, reads:

"1. The extension of the use of the premises as a gasoline service station, lubritorium, auto washing, minor repairs, office and parking of motor vehicles waiting to be serviced in a Residence Use District is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 116 ft. in depth, on which is located a gasoline service station, lubritorium, auto washing, motor vehicle repair shop and shop; that it is proposed to permit extension of the existing gasoline service station and accessory uses; and

WHEREAS, the applicant contends that the rear extension is to be used for minor vehicle repairs and motor repairs with hand tools only; that the lot size has been increased in length from 80 ft. to an average depth of 117 ft.; that the proposed extension is 36 ft. in depth of 40 ft. in width; that the existing gasoline station has been in operation for a period of approximately five years; that the extension is requested in order to serve the boating public who use the facilities of nearby Jamaica Bay and will in no way detract from the surrounding neighborhood; that no portion of the existing building or proposed extension will be in the bed of the mapped street; and

WHEREAS, the applicant states that the present owner has held title to the property since February 25, 1949; that the assessed valuation of land is \$3,000 and of the building \$25,000 making a total of \$28,000; that the building was erected in 1949.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on November 22, 1949, and as amended by resolution adopted July 25, 1950, as to approval of plans, by addition thereto:

that in the event the owner desires to extend the accessory building, one story, approximately 30 feet by 40 feet to the rear, as indicated on plans filed with this application marked, 'Received, December 8, 1954' (10

sheets) such addition may be constructed and used as proposed for an extension of the automobile repair use as previously permitted in the above cited resolution; and to permit an additional curb cut on Beach 60th Street, opposite the proposed door, for a width of not over 20 feet; that the requirements of the resolution and approved plans above referred to shall be complied with, including all conditions not inconsistent with this amended resolution; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

50-54-BZ

APPLICANT—Ferdinand Savignano, for Vito Martino, owner.

SUBJECT—Application January 28, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district the extension of existing structure on first floor, using more than the area permitted.

PREMISES AFFECTED—6621 18th avenue, east side, 20 ft. north of 67th street, Block 5561, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ferdinand Savignano and Vito Martino.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 18th avenue are in a business use, C area, class 1 height district; 67th street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 28, 1954 acting on Alt. Applic. 4709-53, reads:

"1. Area of extension is excessive for 'C' area district and is contrary to Art. IV Sect. 13 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 103 ft. 10½ in. in depth, on which is located a class 3 structure, 3 stories in height, with a one story extension erected in 1952; that it is proposed to erect an additional structure 13 ft. 3 in. in depth, leaving a 6 ft. 6 in. yard; and

WHEREAS, the applicant further states that the building was erected prior to 1929 and is now located in a business C zone; and

WHEREAS, the applicant contends that the extension which was erected in 1952 was necessary due to an increase in business and also to expand the present food commodity self-service type store; that it now becomes necessary to extend still further with a one story high, class 3 structure; that this extension is necessary for storage goods which is to be kept as stock for the retail store at front; that it would be an undue hardship to have stock stored in another store at some other location and transport same as needed to the retail store; that this extension will in no way mar the neighborhood or shut out light or ventilation of any adjacent structures; that the neighborhood is primarily a business district all along 18th avenue, for a distance of approximately one mile in either direction of the premises in question; and

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WHEREAS, the applicant states that the present owner has held title to the property since January 18, 1943; that the assessed valuation of land is \$8,000 and of the building \$12,000, making a total of \$20,000; that the building was erected in 1925; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the extension of the area consisting of a proposed extension to the existing building substantially as proposed and as indicated on plans filed with this application marked, "Received, March 8, 1954" (one sheet) and "December 14, 1954" (4 sheets), *on condition* that a rear yard, of the width as shown and proposed, shall be maintained as proposed; that the extension shall not exceed one story in area; that the wall on the lot line, of a height as proposed, shall be constructed replacing the existing wall reported to be in poor condition; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

522-54-BZ

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner of record, Carl Oberg, owner under contract.

SUBJECT—Application June 4, 1954 (decision of the borough superintendent), under sections 7c and 7h of the zoning resolution, to permit in a residence use district the change in occupancy from one family dwelling to funeral home and undertaking establishment with a business sign, and to permit the parking of twenty motor vehicles, and to permit the use of former accessory frame structures as garages and apartments.

PREMISES AFFECTED—3787 Hylan boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes, Anita Oberg and Carl I. Oberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; laid over to February 1, 1955, for decision by the Board, no further argument; hearing closed; then to February 15, 1955, for applicant to submit revised plans and for further consideration by the Board; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hylan boulevard and Great Kills road are in a residence use, E area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 18, 1954 acting on Alt. Applic. 136-54, reads:

"1. Proposed use as a Funeral Home and Undertaking Establishment is not among the permitted uses in a 1 E District same is contrary to Article II Sect. 3 of the Zoning Resolution.

2. Business sign is not permitted in a Residential Use Dist. Contrary to Art. II Sect. 3 of the Zoning Resolution.

3. Parking of Twenty cars in a residential Dist. is also contrary to Art. II Section 3 of the Zoning Resolution.

5. Other frame structures on same plot originally used as accessory to the dwelling (such as garages, servants & chauffeurs qtrs.) now indicated as garages and apt. or apartments is contrary to Article II Sect. 3, subdiv. 9."

and

WHEREAS, the applicant states that the premises consist of a plot, 196.5 ft. frontage by 200 ft. in depth, on which is located a one family dwelling, three stories in height, of class 4 construction; that it is proposed to use premises as a funeral parlor, undertaking establishment and one family dwelling; and

WHEREAS, the applicant contends that these premises were purchased under contract by a new owner, Carl Oberg, on March 13, 1954, with full knowledge that this application must be made to the Board for permission to occupy and use the premises as a funeral home and undertaking establishment and at the same time to occupy the 2nd floor only for his own residence use; that the building involved is an extremely large frame residence type, built in 1916, of extremely good construction qualities and has been maintained in very excellent condition; that it gradually became too large for the owner and was placed on the market for sale; that the new owner believes that these premises and location are of the best type to serve the public; that it is on a very large plot and fairly well isolated from any great number of neighbors, with vacant land predominating the area; that in order to retain the residential character of the premises, it is not intended to place any signs of any kind on the exterior of the building, but permission is requested to install a small double face illuminated lawn sign, with each face not to exceed 3 ft. by 4 ft.; that under the present plan it is not intended to load any funerals on either Hylan boulevard or Great Kills road, but to enter the rear of the premises, circle the building, with visitors to enter coaches under the porte cochere on the east side, and the cortege to proceed out to Hylan boulevard; that in order that the streets remain as uncongested as possible with parked cars, permission is asked to install, at a future date, a parking area for approximately 20 cars for the use of relatives and friends at the location indicated; that permission is also requested to retain the use of the existing building to the rear for the same use as built; that one building is a three-car garage and storage building at ground level, with a caretaker's apartment over, and the other is a one car garage; that objection No. 4 refers to a violation of the administrative code for which a separate application for appeal is being made; that the eventual best interests of the nearby residents and the neighborhood will be served by the granting of this appeal; and

WHEREAS, the applicant states that the present owner has held title to the property since July 12, 1944; that the assessed valuation of land is \$9,000 and of the buildings \$9,000, making a total of \$18,000; that the buildings were erected 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant changed the basis of his application to Section 7, subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years, to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application, marked "Received June 4, 1954" (5 sheets), as revised by plans showing proposed conditions marked "Received February 4, 1955" (2 sheets), *on condition* that the proposed business use shall be limited to the first floor and cellar; that the second floor shall be used for living quarters and the attic for storage of household

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furniture only; that there shall be no openings at the street line of Greencroft avenue or Great Kills road; that all openings shall be from Hylan boulevard where there may be two curb cuts, each not over 10 ft. in width one for in-drive and one for out-drive, as indicated on revised plan marked "Received February 4, 1955"; that on all lot lines there shall be erected and maintained suitable fencing to the satisfaction of the Borough Superintendent; that against the fence along Greencroft avenue and Great Kills road, where shown, there shall be heavy screen planting of suitable height and of a type to blanket out the view of premises from properties across the streets; that the balance of the premises where not occupied by proposed building, walks and existing garage buildings and except where shown to be paved with asphalt, shall be maintained as lawn; that there may be a ground sign on the premises, which shall be located easterly so as to be to the east of the main concrete walk to the building; that such sign may be two-leaved so as to read in two directions, with each leaf not exceeding 5 square feet; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; that the proposed addition as indicated on revised plan marked "Received February 4, 1954" and as passed on by the Borough Superintendent under Alt. 136/54 on February 2, 1955, may be permitted provided such construction complies with the requirements therefor; that under section 7h for a similar term there may be parking of cars belonging to the owner and patrons; that such parking shall be toward the easterly portion of the premises as proposed and shown on such revised plan; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by the Board under resolution adopted in Cal. 523-54-A; and that all permits required shall be obtained, including a certificate of occupancy and all work completed including parking area within the requirements of Section 22A of the Zoning Resolution.

523-54-A

APPLICANT—Kenneth W. Milnes, for Frank L. Grennie, owner, owner of record, Carl Oberg, owner under contract.

SUBJECT—Application June 4, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3787 Hyland boulevard, northeast corner of Great Kills road, Block 5131, Lot 1, Great Kills, Borough of Queens.

APPEARANCES—

For Applicant: Kenneth W. Milnes, Anita Oberg and Carl J. Oberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated May 18, 1954, on Alt. App. 136 of 1954, reads:

"4. Proposed Business use of a Frame Structure exceeding two stories in height is contrary to Section C26-248.0 subd. 4 of the Admin. Code."

and

WHEREAS, the applicant states that the building is 3 stories, 43.0 feet in height; 46 ft. by 44.6 ft. in area; of Class 4 construction, erected in 1916, located on a lot 196.5 ft. front by 200 ft. in depth; in a residence use, E area, Class 1 height district, and occupied as a three family dwelling, without a certificate of Occupancy therefor, and proposed to be used and occupied as follows: cellar—boiler-room, storage preparation, lounge, 25 persons; first floor—three funeral parlors, 107 persons; 2nd floor—dwelling, one family, 4 persons; 3rd floor—storage area, no persons; that the building is provided with two foot wide interior stairs, stair hall leads

direct to street; and

WHEREAS, the applicant states that the owner has no intention of occupying the third floor for any purpose other than a family storage area; that the present third floor is laid out for four servants rooms with two baths; that it is proposed to remove all plumbing fixtures from the third floor in order that there will be no occasion for future use of these quarters; and

WHEREAS, the applicant contends that actually with only the three members of the owner's family occupying the second floor quarters for living purposes, the hazard will be at a minimum; that it would be practically impossible from a financial standpoint to remove the third floor and install a new roof and it is therefore requested that the Board permit the third floor to remain as proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board in conjunction with Cal. No. 522-54-BZ.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 136/54, Objection 4, be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building shall not be increased in height or area and shall otherwise comply with the requirements of the resolution adopted by the Board this day under Cal. 522-54-BZ; that as required thereunder there shall be no public occupancy above the first floor; that the second floor shall be used as proposed for residential purposes and the attic shall remain vacant except for storage.

653-54-BZ

APPLICANT—Samuel Carr, for Welsh Brothers Realty Co., owner.

SUBJECT—Application August 23, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, A area district, the erection and maintenance of a structure to be used for light manufacturing, showroom, offices and storage, using more than the area permitted.

PREMISES AFFECTED—32-20 56th street, west side, 165 ft. south of 32nd avenue, Block 1157, Lot 17, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 18, 1955 after due notice by publication in the Bulletin; laid over to February 15, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 32nd avenue are in a residence use, A area, class 1½ height district; 56th street is in residence and unrestricted use, A area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 11, 1954 acting on N.B. Applic. 2830-54, reads:

"1. The erection of a structure, light manufacturing, showroom, offices & storage in a residence zone is contrary to Art. II, Sec. 3 of zoning res.

2. The area occupied by a non residential building in a residence A zone in excess of 75% is contrary to Art. II, Section 11 of zoning res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100.2 ft. in depth, presently vacant; that it is proposed to erect a one story class 1 structure 75 ft. front by 95.2 ft. in depth, irregular; and

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WHEREAS, the applicant contends that a study of the site and topography shows railroad overhead on high earth embankment shutting off this plot from continuity with plots on remainder of west side of street; that because of height of embankment there will be permanent light shut out on the southerly part of plot, making at least 40% of the plot useless for purposes as zoned; that the easterly side of 56th street opposite this plot and the remainder of the westerly side of 56th street south of the railroad, are zoned unrestricted; that this potential use as well as the type of existing structures are highly detrimental factors to residential improvement of the subject plot; that responsible realtors advise against residential improvement because present high costs for construction compels too high rentals or too high selling price for this location and the improbability of securing mortgage money must also be considered; that continuous ownership since 1928, with added charges of taxes in the intervening years makes present capital investment far in excess of assessed valuation; that in all the intervening years, this owner has been unable to sell his land for purposes as now zoned, at any price, but inquiries for a commercial building improvement prompted him to seek this variance; that the excess area is very small and requirements for yard is met by unoccupied space; that where the word storage is used, it refers to storage of incombustible merchandise, materials or equipment; and

WHEREAS, the applicant states that beginning at a point 100 ft. south of 32nd avenue, along the entire length of the westerly side of 56th street, this side has been zoned restricted since 1916; that since July 27, 1939, that part along 56th street from a point 100 ft. south of 32nd avenue to the railroad and hence including the 75 ft. at issue, was rezoned residence; and

WHEREAS, the applicant states that the present owner has held title to the property since October 18, 1928 and that the assessed valuation of land is \$2,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted that while the area to the south of subject site is not developed for residence use, the area to the north is high grade residential section generally, and in the opinion of the committee it would not be desirable to construct a factory on this site; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the borough superintendent, acting on N.B. Applic. 2830/54, Objections 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

Adjourned: 12:50 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 15, 1955, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

382-43-A—Vol. V

APPLICANT—Henry G. Harris, for Caton Nursing Home, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. V—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150 Ocean parkway, west side, 395 ft. south of Caton avenue, Block 5328, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1954, on Alt. App. 3377 of 1954, reads:

"1. Proposed demolition of the existing rear building and the extension of the front building to increase the size of the existing frame nursing home which was the subject of the conditional variance by the Board of Standards & Appeals under Cal. No. 382-43-A, is contrary to the terms of the conditional variance.

2. All new stairs to be 3' 8" wide, to be enclosed in 3-hour partitions and to lead in continuous enclosure to roof and street. 6.4.1.1., 6.4.1.8.1. and 6.4.1.11 of Admin. Code."

and

WHEREAS, the applicant states the existing buildings are two and three stories, 22 and 35 ft. in height, 35 ft. by 115 ft. in area combined, Class 4 construction, erected in 1902 on a lot 50 ft. front by 150 ft. in depth, in a residence use, C area, Class 1 height district; used and occupied since 1943: Cellar—boiler room and storage; 1st, 2nd and 3rd floors, nursing home, 16 persons on the 1st, 15 on the 2nd and 12 on the 3rd and in addition there is a rear frame building, 2 stories in height used as nurses' quarters, enclosed ramp, kitchen, boiler room and nursing home, 7 persons on the 1st floor and nurses' quarters and office, 7 persons on the 2nd floor; and

WHEREAS, the applicant states it is now proposed to demolish the rear frame building and erect a new 2-story fireproof extension at rear to be used and occupied as follows: Front frame building: Cellar—boiler room, mortuary, storage and kitchen, 4 persons; 1st floor—nursing home, 13 persons; 2nd floor—nursing home, 11 persons; 3rd floor—nursing home, 10 persons; new rear fireproof building: 1st floor—nursing home, 24 persons; 2nd floor—nursing home, 24 persons. The existing front building is sprinklered with an approved two-source system and an interior fire alarm system is maintained. There are three interior stairs, 3 ft. and 3 ft. 3 in. wide, of steel and wood construction, brick and wood stud enclosed, equipped with fireproof, self-closing doors; and one fire escape in the side yard; and

WHEREAS, Certificate of Occupancy #129295 issued April 24, 1951, based on resolution adopted by the Board January 25, 1944, as amended by resolutions adopted by the Board through January 23, 1951, permits the present use and occupancy for a temporary term expiring January 23, 1956; and

WHEREAS, the applicant states the proposed work consists of erecting a 2-story fireproof extension to the existing nursing home, providing a kitchen in cellar of existing structure, replacing existing stairs at rear of existing frame structure with a steel stairs, fireproof enclosed, and demolishing existing 2-story frame structure at rear of lot with its covered passage; and

WHEREAS, the applicant states it is also proposed that one ward on each floor of existing front building will be used as a lounge; that the existing sprinkler and interior fire alarm systems and watchman's time detector in the existing frame structure will be maintained; that the new stairs in fireproof structure will be 3 ft. 8 in. wide and the rear exterior stairs in existing structure will be replaced by one of the same width; and

WHEREAS, the applicant requests the Board to amend the resolution previously adopted as to the front building so as to remove the limitation of the term of the variance, so that both buildings can be operated as a single unit for a permanent period; and

WHEREAS, the Board received a letter dated February 1, 1955, from the General Inspector of the Department of Hos-

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pitals, stating that plans filed by the applicant in this appeal have been reviewed by him and the conditions shown thereon are satisfactory and recommending the approval of the following bed arrangements: Existing building, 1st floor—13 beds; 2nd floor—9 beds; 3rd floor—10 beds; total, 32 beds; proposed extension—1st floor, 24 beds; 2nd floor, 24 beds; total 48 beds; and that a full automatic wet sprinkler system be maintained throughout the existing building; and

WHEREAS, on October 19, 1943, under Vol. I of this appeal the Board modified Objection 1 issued by the Borough Superintendent July 29, 1943, on Alt. App. 2307/43, so as to permit the front building on the lot to be used as a convalescent home, as follows: Cellar—boiler room, mortuary, 1 person; 1st floor—kitchen, pantry, 14 persons; 2nd floor—15 patients; 3d floor—office and attendants, no patients, for a term of 5 years, on condition that the accessory building at the rear be occupied only as permitted by the Zoning Resolution as accessory to the residence building, and that no patients be located above the 2nd floor in the front building; and

WHEREAS, on July 23, 1946, the Board amended its resolution adopted under Vol. I of this appeal, to permit the removal of kitchen from main building to rear building and the construction of an enclosed passageway between buildings and the use of 3 rooms on the 3rd floor for ambulatory patients, on condition that the entire building, including passageway and rear building be protected with a 2-source sprinkler system; and

WHEREAS, on July 23, 1951, the Board extended the term of the variance for five years from said date; and

WHEREAS, on December 18, 1951, the Board denied an appeal under Cal. No. 382-43-A, Vol. III for permission to change the use of the nurses' quarters on the first floor of rear building to patients' rooms, 4 beds; and

WHEREAS, on February 10, 1953, under Cal. No. 382-43-A, Vol. IV the Board denied an appeal to use bedrooms on 1st and 2nd floors in rear building and office on 2nd floor of rear buildings as bedrooms for patients; and

WHEREAS, the Board reopened this appeal November 9, 1954, as Vol. V to consider a new decision of the Borough Superintendent dated October 18, 1954, on Alt. App. 3377/54 relating to applicant's proposal to demolish the rear building and erect a new 2-story fireproof extension at the rear; and

WHEREAS, the premises were previously inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3377/54, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit an extension of the building in the rear of Class 1 construction, as proposed and as indicated in plans filed with this appeal marked "Received January 28, 1955", 5 sheets, on condition that the sprinkler system in the front building shall be maintained as required by resolution adopted by the Board on July 23, 1946; that all the resolutions heretofore adopted by the Board shall be complied with where not inconsistent with the requirements of this resolution; that the arrangement and maintenance of the premises as a nursing home shall be in accordance with the requirements of and with the approval of the Department of Hospitals; that all permits required shall be obtained and all work completed within one year; and that the resolution last amended on July 23, 1951, is hereby *amended* to extend the term of the variance, so that this portion of the resolution shall read: "granted for a term of ten years from the date of this *amended* resolution;" and that the building and occupancy shall in all other respects comply with all laws, rules and regulations applicable thereto and a fire alarm system and watchman time detector shall be installed in the proposed extension; that all permits shall be obtained; all work completed and a new certificate of occupancy obtained within one (1) year from the date of this action.

531-44-A

APPLICANT—Department of Public Welfare, City of New York, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted for a term of years.

PREMISES AFFECTED—2155 Daly avenue and 912 Bronx Park South, southwest corner, Block 3125, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Leroy A. Perry, John P. Sheppard and E. J. McGoldrick, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 26, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on March 25, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 26, 1944 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted for a term of two years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and a new Certificate of Occupancy shall be obtained." (Alt. App. 430/44)

446-54-A

APPLICANT—John J. Tricarico, for Rosalie V. Vittori, owner.

SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—797 Hart street (rear), north side, 100 ft. west of Knickerbocker avenue, Block 3219, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 11, 1954, on Alt. App. 907/53, reads:

"1. Provide two remote means of egress from all floors complying with all provisions of Sec. 270 Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 22 ft. in height, 25 ft. by 47 ft. in area, Class 3 construction, erected in 1915 on a lot 25 ft. by 100 ft. in area, in a business use, C area, Class 1 height district, used and occupied since 1946 without a certificate of occupancy as follows: 1st floor rear—tailor shop, 25 persons; 2nd floor rear—tailor shop, 27 persons. No change in use or occupancy is now proposed. The building is provided with one 3 ft. 6 in. wide interior steel stairs, brick enclosed, equipped with kalamein, self-closing doors, provided with a ladder and scuttle to roof, and one exterior stairs located in outer court leading to roof and yard by stair with egress from lower termination to street through side yard; and

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WHEREAS, the owner was convicted and fined in Magistrate's Court August 12, 1953 on charge of violation of the Labor Law; and

WHEREAS, the applicant states that the buildings on the lot were erected under N.B. App. 2512 and 2513 of 1915 and no certificate of occupancy has been issued; that the front building consists of a two-story and basement, 2-family dwelling; that the rear building is occupied on the 1st floor as a tailor shop and on the 2nd floor as a dwelling and tailor shop. The owner resides on the front of the premises and operates the factory at the rear; that both buildings are connected, as indicated on plans filed with this appeal; that the front dwelling has a stair from basement to roof; that the factory at the rear has a fireproof stairway from the 1st story outer court to the 2nd floor; that there is no cellar under the factory; access to the boiler room which serves all sections is by means of a small stairway in the court leading to front section and connected by means of a fireproof, self-closing door; that the 2nd floors of both the dwelling and the factory are connected by an iron balcony located in outer court which leads directly to the street; and

WHEREAS, the applicant states it is proposed to provide a counterbalanced iron stairs 22 in. wide from existing 2nd floor balcony, which leads directly to the street; that the side yard is approximately 4 ft. 2 in. wide; that it is proposed to fire-retard the storm shed leading to the boiler room by applying metal lath and stucco inside and outside; that a new scuttle and stationary iron ladder will be provided in the factory stairhall instead of in the 2nd floor factory; that windows on the course of fire escape will be kalamein, self-closing and glazed with wire glass; that barred windows on 1st floor will be made to comply with Fire Department regulations; that a gooseneck ladder will be installed on the fire escape leading to roof of the front building; and

WHEREAS, the applicant contends that in view of the fact these conditions have existed nearly 38 years and the improvements proposed, it is requested this appeal be granted so that a certificate of occupancy can be obtained upon completion of the work proposed.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. App. 907 of 1953, Objection 1, and that the appeal be and it hereby is *granted on condition* that the means of exit shall be as proposed and as indicated on plans filed with this appeal marked, "Received, December 2, 1954" (2 sheets) and "February 10, 1955" (one sheet); and that along the northerly lot line of the rear building, towards the rear, one of the windows shall be changed to a door opening as an emergency exit, even though consent has not been obtained from the adjoining owner to cross his premises; that during the time the first and second stories of the rear building are in use padlocks now on the window grilles shall be removed so as to permit exit in case of emergency; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct.

484-54-A

APPLICANT—L. B. Santangelo, For Ernest Hoehn, trustee.

SUBJECT—Application June 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—35-37 East Broadway, south side, 218 ft. 7 in. east of Catherine street, Block 280, Lot 42, Borough of Manhattan.

APPEARANCES—

For applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 17, 1954, acting on Alt. Applic. 379/54, reads:

"2. Fire escape is not acceptable as a means of egress on a 6 story building. Section 271 of the Labor Law.

"3. Provide 2 means of egress from cellar—Section 271 of the Labor Law.

and

WHEREAS, the applicant states that the building is six stories, 75 ft. in height, 49 ft. front by 85 ft. and 97 ft. 4 in. in depth, of class 3 construction, erected 1907, located on a lot 49 ft. front by 100 ft. in depth, in a business use, D area, class 1 height district, and used and occupied since 1908; cellar—boiler room, showroom and furniture stock, no persons; 1st floor—dress shop and furniture store, 10 persons; 2nd floor—dress shop and offices and furniture showroom, 7 persons; 3rd floor—furniture showrooms, no persons; 4th floor—manufacturing dresses and furniture stock, 2 persons; 5th floor—manufacturing sportswear, 20 persons; 6th floor—manufacturing skirts and furniture storage, 10 persons; that no change in use or occupancy is now proposed; that the building is provided with an approved two-source sprinkler system throughout; that there is one interior 36 in. wide wood stairs, enclosed in partitions of wood studs, plaster board and metal both sides, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street, and two fire escapes, one on front and one at rear; that the rear fire escape extends to roof by ladder and the front fire escape extends to street by counterbalanced stairs and the rear fire escape extends to yard by ladder; that egress from the lower termination of the rear fire escape leads to adjoining yard; that window and door openings on the course of the front fire escape are fireproof, self-closing; and

WHEREAS, the applicant states that the building is protected by a sprinkler system with two sources of supply consisting of gravity and pressure tanks and provided with central office connection; and

WHEREAS, the applicant contends as to objection 2 issued by the Borough Superintendent that the exits consist of an interior enclosed stairway equipped with self-closing fireproof doors and a standard 60 degree fire escape with fireproof windows and doors on its course; that there is one door leading to this fire escape on each side of the floor where dividing partitions exist; that this condition has been satisfactory to all departments having jurisdiction; that it is only because the building is six stories in height that it is affected by the amendment to the labor law prohibiting fire escapes as exits on buildings over five stories in height; that in addition there is a sub-standard fire escape on the rear which is not considered as an exit; and

WHEREAS, the applicant contends as to objection 3, that the exits from the cellar consist of one stairway at the west side enclosed in fire resisting partitions equipped with self-closing fireproof door at the bottom and leading up to the store occupied by the same tenant; that there is another stairway at the east side which is not enclosed and leads from the dress shop showroom to the store; that this showroom is only occasionally in use for a short period; that there is no person regularly employed therein; that in addition there is an engineer's exit at the front of the cellar passage direct to street and it is proposed to install a doorway in each side of the dividing partition as shown on plan filed with this appeal so that this engineer's exit can be used from each portion of the cellar and thus will give two means of egress from each portion; and

WHEREAS, the applicant requests that in view of the fact that the building occupancy is exceptionally light that the Board accept the proposed change in the cellar exits and the existing two exits above the cellar as compliance with objections 2 and 3 with the occupancy fixed allowing the capacity

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of the primary means of egress plus the allowance for the sprinkler system.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 379/54, Objections 2 and 3, and that the appeal be and it hereby is *granted*, to permit the proposed means of exit from the upper stories, as shown on plans filed with this appeal marked, "Received, November 18, 1954" (8 sheets), and as *amended* by revised plans marked, "Received, February 3, 1955" (2 sheets) and "February 11, 1955" (one sheet), *on condition* that, as to Objection 3, the exit from the cellar shall be constructed and maintained in accordance with revised plans marked, "Received, February 11, 1955"; that a two-source sprinkler system with connection to Fire Headquarters through a central station shall be maintained; that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and permitting as the second means of exit from the upper stories a fire escape as shown with counterbalanced ladder to street and connecting to the roof by gooseneck ladder; and that such additional portable fire-fighting equipment shall be installed throughout the building as the Fire Commissioner shall direct.

794-54-A

APPLICANT—Julius S. Rapson, for Joseph Sackowski, owner.

SUBJECT—Application October 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-04 Marathon parkway, west side, 384.89 ft. and 334.96 ft. south of Northern boulevard, Block 8215, Lot 57, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Irving Newman and Henry Jackowsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 28, 1955, on NB App. 2353 of 1954, reads:

"1. The erection of a one family dwelling and attached 1 car garage accessory use of frame construction in a Restricted-Retail Use District is contrary to 4.1.2 Building Code."

and

WHEREAS, the applicant states that the premises consist of a plot 54.85 ft., irreg. front by 155.15 ft. and 147.48 ft. in depth located in a restricted-retail use, E-1 area, Class One-half height district, upon which it is proposed to erect a one one-half story 22 ft. high frame one family dwelling 26 ft. front by 40 ft. 10 in. in depth, and an attached garage 11 ft. 6 in. front by 20 ft. in depth, of class four construction and to use and occupancy of the building as a one-family dwelling and accessory garage; and

WHEREAS, the applicant states that the proposed dwelling will be constructed of frame with brick and stone veneer and wood shingles and will have side yards of 6 ft. 4 in. and 5 ft. in width, respectively, and will be set back 30 ft. and will be in keeping with the other buildings in the neighborhood and it is also proposed to use 2 in. thick beams instead of the 3 in. thick beams required within the fire limits; that the building will in all other respects comply with the requirements of the Building Code for frame dwellings located outside of the fire limits.

Resolved, that the decision of the Borough Superintendent, acting on NB App. 2353 of 1954, Objection 1, dated January 28, 1955, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the construction of the

residential dwelling substantially as proposed and as indicated on plans filed with this appeal marked, "Received, October 19, 1954," (2 sheets) and "Received, January 31, 1955" (3 sheets), including the use of beams two (2) inches thick instead of three (3) inches thick, as required, *on condition* that in all other respects the building shall comply with the requirements for a frame building when erected outside the fire limits.

967-54-A

APPLICANT—Julius S. Rapson, for Joseph Sackowski, owner.

SUBJECT—Application December 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—46-02 Marathon parkway, west side, 334.96 ft. south of Northern boulevard, Block 8215, Lot 54, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Irving Newman and Henry Jackowsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 21, 1954, on NB App. 4466/54, reads:

"1. The erection of a frame building within the fire limits is contrary to Section 4.1.2—Building Code."

and

WHEREAS, the applicant states the premises consist of a plot 43.46 ft. front by 181.33 in depth located in a restricted retail use, E-1 area, Class One-half height district upon which it is proposed to erect a one and one-half story frame one-family dwelling 26 ft. 4 in. by 43 ft. 8 in. in area with accessory garage located in the cellar; and

WHEREAS, the applicant states that the proposed building will be constructed of frame with brick and stone veneer and wood shingles with side yards 10 ft. and 7 ft. in width respectively and will be set back 28 ft. from the building line; that the building will be in keeping with the other dwellings in the neighborhood; that it is also proposed to use 2 in. thick beams instead of the required 3 in. beams; that the building will in all other respects comply with the requirements of the Building Code for frame dwellings erected outside the fire limits.

Resolved, that the decision of the Borough Superintendent, acting on NB App. 4466/54, Objection 1, dated December 21, 1954, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the construction of the residential dwelling substantially as proposed and as indicated on plans filed with this appeal marked, "Received, December 21, 1954" (2 sheets), and "January 31, 1955" (2 sheets) including the use of beams two (2) inches thick instead of three (3) inches thick, as required, *on condition* that in all other respects the building shall comply with the requirements for a frame building when erected outside the fire limits.

905-54-A

APPLICANT—William J. Taylor, for Department of Public Works, City of New York, owner.

SUBJECT—Application November 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3-13 West 136th street, north side, 234 ft. 6 in. west of 5th avenue, Block 1734, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: William J. Taylor, S. H. Greenhill and P. Sanfilippo.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1954 on N.B. Applic. 70/54, reads:

"1. All windows within 30 ft. of any opening in any other structure should be $\frac{3}{4}$ hr. f.p.s.c. as per Sec. 10.7.1 Bldg. Code."

and

WHEREAS, the applicant states that the premises consist of a lot 234 ft. 6 in. front by 121 ft. 10 in. in depth, upon which it is proposed to erect a nine-story, class 1 constructed building, 112 ft. in height, 184 ft. 6 in. by 110 ft. in area at street level, 172 ft. by 85 ft. 4 in. in area at typical floor level, to be used as an addition to the existing Harlem hospital group of buildings which occupy the entire block; and

WHEREAS, the applicant states that it is proposed to erect a nine story addition to the existing Harlem hospital group to be located 20 ft. south of the existing fireproof out-patient building and connected to it by a fireproof enclosed passageway on each of the basement, 1st, 2nd and 3rd floors; that the new addition will be 8 ft. distant at grade from the existing three story, fireproof health center building in the hospital group; that, however, this distance progressively increases to approximately 40 ft. at the upper floors as required setbacks occur; that the new addition will be 45 ft. distant from the woman's pavilion of the hospital group; and

WHEREAS, the applicant contends that the proposed nine story addition will not be an independent building; that it will be part of the hospital group operated in conjunction with other units of the same group, all connected and interconnected by bridges, tunnels and passageways and integrated with the existing out-patient building by means of the passageways on four levels; that in view of the hygienic factors involved in maintenance promoted by the use of aluminum window sash, the Board is requested to vary the provisions of section 10.7.1 of the building code so as to permit the use of aluminum sash.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 70/54, Objection 1, be and it hereby is *modified*; and that the appeal be and it hereby is *granted* to permit the windows as proposed *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified by the Board under Cal. No. 508-40-A, May 21, 1940, relating to one of a group of buildings; and that the windows shall be constructed as proposed with window sash of an approved aluminum type, glazed with plate glass.

540-32-A—Vol. III

APPLICANT—William H. Byrne, for City of New York, Board of Higher Education, owner.

SUBJECT—Application for consideration—reopening as Vol. III, consider additional fuel oil tanks—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1605 Amsterdam avenue and 475 West 140th street; southwest corner, Block 2057, Lot 3 (basement), Borough of Manhattan.

APPEARANCES—

For Applicant: John Barry.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened as Volume III, subject to the regular procedure, to consider additional fuel oil tanks.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

246-51-A

APPLICANT—Harry and Gabriel Dietz, doing business as Dietz Rayon Waste and Textile Co., lessee for Maegle Realty Corp., owner.

SUBJECT—Application April 3, 1951—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—7-9 Bond street, south side, 75 ft. west of Lafayette street, street floor, basement and sub-basement; Block 529, Lots 13 and 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Dietz.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn, without prejudice; applicant to return to the Fire Department and ask for a rescindment of order, based on his present occupancy.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

773-53-A

APPLICANT—A. H. Salkowitz, Yeshiva of Central Queens, owner.

SUBJECT—Application October 26, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—90-26 and 90-30 150th street, west side, 227.92 ft. south of 90th avenue (Block 9679, Lots 67 and 70), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John M. Lehner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

126-52-A

APPLICANT—Windsor Oaks Corporation, owner.

SUBJECT—Application February 2, 1952—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—217-08 to 217-26 and 220-22 to 220-28 73rd avenue, 74-23 to 74-45 220th street, 73-76 to 73-96 and 75-08 to 75-34 Springfield boulevard, 219-12 to 219-18 and 219-33 to 219-55 74th avenue, 219-16 to 219-38 and 219-80 to 219-96 75th avenue, Block 7742, Lot 3; Block 7754, Lot 3; Block 7755, Lot 3 and Block 7739, Lot 3, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: James Pasta and Arthur M. Ahrens.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to February 23, 1955, at 2 P.M., for further consideration by the Board.

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.

SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 2 P.M., applicant to file revised plans for enclosing of cellar stairs to first floor with fire retarding construction and means of reaching the roof other than the fire escape in the front.

MINUTES

405-54-A—Vol. II

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 2 P. M., applicant to file revised plans of new steel stairs replacing present wood stairs with winders.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas H. Cash.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 2 P.M., at the request of the applicant; no further request for adjournment.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Owner: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 2 P. M., Borough Superintendent to be notified that his appeal was called and that no one was present, and requesting him to be present at the next hearing of the Board on February 23, 1955, at 2 p. m.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Owner: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to February 23, 1955, at 2 P. M., Borough Superintendent to be notified that

his appeal was called and that no one was present, and requesting him to be present at the next hearing of the Board on February 23, 1955, at 2 P. M.

216-40-BZ—Vol. II

APPLICANT—A. S. Mongiello, for Vincent and Charles Rao, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a storage garage for more than five and less than 150 motor vehicles.

PREMISES AFFECTED—304-316 East 107th street, south side, 100 ft. east of 2nd avenue and 315 East 106th street, Block 1678, Lots 11, 42, 43, 46 and 48, Borough of Manhattan.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 28, 1950, on certain conditions; and

WHEREAS, the resolution was amended on December 11, 1951; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 28, 1950, as thereafter *amended* by resolution adopted on December 11, 1951, only in the following respects:

"and the balance of the premises may be continued for parking use as permitted under resolution adopted by the Board on February 11, 1941, as *amended* by resolutions adopted through December 11, 1951, for a term of two years from the date of this *amended* resolution, *on condition* that the requirements of the resolutions adopted as cited shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (NB 106/50)

511-37-BZ

APPLICANT—Horace S. Ely & Company, for Abraham B. Cox, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a shop for the manufacture of ornamental iron.

PREMISES AFFECTED—1237-1239 2nd avenue and 246-250 East 65th street, southwest corner, Block 1419, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur Byrnes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 29, 1938, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on February 10, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 29, 1938, as thereafter *amended* by resolutions adopted through February 10, 1953, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of two years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 2102/37)

532-44-BZ—Vol. II

APPLICANT—George J. Schneider, for Walter and Gertrude Hart, owners.

SUBJECT—Application for consideration—reopening and extension of term variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the maintenance of a restaurant, bowling alley, billiard room, dining room and bar, using portion of front and rear yards not permitted.

PREMISES AFFECTED—42-44 Brighton street, west side, 464 ft. south of Amboy road, Block 7900, Lot 37, Tottenville, Borough of Richmond.

APPEARANCES—

For Applicant: George J. Schneider.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 7, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision c for a term of five (5) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 301/47)

668-48-BZ

APPLICANT—Max Horn, for Edgemere Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—42-03 to 42-15 Rockaway Beach boulevard, south side, 20.31 ft. west of Beach 42nd street, Block 323, Lots 33, 35, 40, 44, 45, and 46, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and term and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 24, 1949, on certain conditions; and

WHEREAS, the term of variance was extended on March 27, 1951 and February 10, 1953; and

WHEREAS, the applicant requested an amendment of the resolution, further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1949, as thereafter amended by resolutions adopted through February 10, 1953, only in the following respects:

"granted under section 7, subdivision h for a term of two years from the date of this *amended* resolution, to permit the use formerly permitted now for a reduced size plot, as indicated on plans filed with this request for extension of term of variance marked 'Received February 9, 1955' (one sheet); that other than as herein *amended* the above cited resolutions shall be complied with in all respects; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Misc. App. 2127/48)

972-48-BZ

APPLICANT—Max Horn, for Ethel M. Stubergh, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—165-27 Baisley boulevard, north side, 240 ft. east of Smith street and 62 ft. west of 166th street, Block 12381, Lots 6 and 8, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 28, 1949, on certain conditions; and

WHEREAS, the term of variance was extended on April 10, 1951 and February 10, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 28, 1949, and *amended* by resolutions adopted by the Board through February 10, 1953 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

MINUTES

"* * * granted under Section 7, Subdivision h for a term of two years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; that all permits required, and a new Certificate of Occupancy, shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Misc. App. 758/48)

838-49-BZ

APPLICANT—Seymour A. Mitteldorf, for Magno Home Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete and to obtain certificate of occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the removal of present apartment on first floor and the extension to existing restaurant (to occupy whole of first floor) and the change in use of storage on third and fourth floors to office use.

PREMISES AFFECTED—50-52 Commerce street and 75 Barrow street, southwest corner, Block 584, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: Seymour A. Mitteldorf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 25, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 15, 1951; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 25, 1950, as thereafter *amended* by resolution adopted on May 15, 1951, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has been completed and additional time is required to obtain a certificate of occupancy, that all permits required and a certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 1804/48)

668-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Faytess Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2769 West 36th street, east side, 210 ft. north of Neptune avenue, Block 6979, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 9, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 3, 1953; and

WHEREAS, the term of variance was extended on February 3, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 9, 1951, as thereafter *amended* by resolution adopted on February 3, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two (2) years, from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this *amended* resolution." (Alt. 3264/50)

566-51-BZ

APPLICANT—Lama, Proskauer and Prober, for Amalie Seyfried, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—2929-2955 Shell road and 592-602 Triton avenue, southeast corner, Block 7269, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board on February 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 2, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and contract for the work has been let, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 741/51)

MINUTES

695-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Radiant Burner Supply Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, sales room and office and permitting the parking and storage of motor vehicles for a term of fifteen years.

PREMISES AFFECTED—1767-1777 Cropsey avenue and 8820-8830 18th avenue, northwest corner, Block 6435, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on January 11, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1954, as *amended* by resolution adopted on January 11, 1955, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 294/53)

WHEREAS, the applicant requested an amendment of the resolution and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 13, 1954, by adding thereto:

"that the Board hereby affirms the resolution adopted October 13, 1954 as to permitting the use, in view of the change of zoning conditions; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution." (Alt. 80/54)

833-27-BZ—Vol. IV

APPLICANT—Max Wechsler of Wechsler & Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV and consider a new proposal as to reconstruction subject to regular procedure—re Application (decision of the borough superintendent) previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use E area district, the erection and maintenance of a building (Jewish Center and Synagogue), nearer to the building line on East 12th street and with steps within set-back area on Avenue P, and using more than the area permitted (previously granted by the Board for one story synagogue and denied as to construction of an additional story and mezzanine).

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Constantine J. Raptis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application for consideration—reopening and change of zoning conditions—re Application (decision of the borough superintendent), previously granted on condition, under sections 7a, 7c and 21 of the zoning resolution, permitting in a residence use D area district, the extension to existing laundry, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 13, 1954, on certain conditions; and

482-48-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Upper N. Y. Garage Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously dismissed for lack of prosecution, under section 7i of the zoning resolution, to permit in a business use district, the maintenance of a motor vehicle repair shop in an existing garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—4342 Broadway and 643-647 West 185th Street, northeast corner, Block 2167, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

(Remaining Minutes of the Meeting of February 15, 1955 will be printed in the Bulletin of March 1, 1955.)

PUBLIC HEARING

PROPOSED RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS

CAL. NO. 64-55-SR

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 11, 1955*, at 10 A. M., in room 1013, Municipal Building, Manhattan, on the Proposed Rules for Approval and Use of Air Entraining Portland Cements.

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM Designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes Types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of $\frac{3}{8}$ " than for air-entrained concretes made with aggregates of $1\frac{1}{2}$ " to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division, and Eivind Hognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained

exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 695, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

Authority.

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

- 1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.
- 1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City, pursuant to Section C26-312.0(c)2 of the Administrative Building Code.
- 2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:
- 2.1 Concrete containing air-entraining cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
- 2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 of the Administrative Code, except that the percentage of fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.
- 2.3 When plain concrete containing air-entrained cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be $7\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be $6\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, March 18, 1955*, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

- 1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

- 9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 25, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the

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solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used

and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "heretofore established" shall mean those dry cleaning establishments established on or after January 1, 1953 up until the effective date of these Rules.

1.5. The term "hereafter established" shall mean those dry cleaning establishments established after the effective date of these Rules.

1.6. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

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- 1.7. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.8. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals and Affidavits.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings by either the owner, lessee or agent of such premises on forms customarily furnished by the Department and an approval of the Department of Housing and Buildings obtained thereon.
 - 2.1.1. Before the Department of Housing and Buildings shall approve any plans of such hereafter established dry cleaning establishment which are Class B dry cleaning establishments the Fire Commissioner shall approve the plans submitted to the Department of Housing and Buildings as required by Rule 2.1.
- 2.2. The proprietors or agents of any heretofore established cleaning establishment shall file with the Department of Housing and Buildings statements under oath on forms furnished by the Department of Housing and Buildings as to the aggregate dry load capacity of the dry cleaning unit or units and the gross floor area of said establishment used in accordance with the Zoning Resolution, Sections 4(a), 53(b), and Rules 3.1 and 3.2.
- 2.3. The requirements of Rules 2.1, 2.1.1 and 2.2 shall not apply to existing dry cleaning establishments. The requirements of Rule 2.2 shall not apply to those heretofore established dry cleaning establishments which have previously obtained approvals on plans from the Department of Housing and Buildings where information substantially similar to that required to be furnished under said Rule 2.2. is on file with the said Department of Housing and Buildings.
- 2.4. All premises which contain existing dry cleaning establishments as well as all heretofore established and hereafter established dry cleaning establishments complying with the provisions of Rules 2.1, 2.1.1, 2.2 and 2.3 shall not be required to obtain a special certificate of occupancy relating to the use of the premises for a dry cleaning establishment.
- 2.5. No dry cleaning unit shall be installed six months after the effective date of these Rules unless such unit is approved by the Board of Standards and Appeals or unless an application for approval of the cleaning unit is filed with the Board of Standards and Appeals and a calendar number issued in connection therewith and a statement under oath is filed by the proprietor of the dry cleaning establishment or his agent that the dry load capacity of such dry cleaning unit is not greater than sixty pounds as defined below in Rule 2.6.
- 2.6. The dry load capacity of all dry cleaning units for the purpose of these rules and the Zoning Resolution shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.7. No dry cleaning solvent shall be used six months after the effective date of these Rules unless such solvent has been tested and rated by the Fire Commissioner or unless an application for such testing

and rating of such dry cleaning solvent is made with the Fire Commissioner.

- 2.7.1. It shall be unlawful to use any dry cleaning solvent in any dry cleaning unit having a flash-point other than that for which the dry cleaning unit is designed.
- 2.8. Except as otherwise expressly required by these Rules, nothing shall require any change in the construction, use of occupancy of any existing dry cleaning establishment or any change in the construction, use or occupancy in any heretofore established dry cleaning establishment which conforms with Sections 4(a), 53(a), (b) and (c), and Sections 4 (A), 4 (B) and 4 (C) of the Zoning Resolution adopted by the City Planning Commission on January 21, 1953.
- 2.9. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No dry cleaning establishment which is a heretofore established dry cleaning establishment or a hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles. The use of such basement or cellar area may include the installation and use of a boiler, dead or cold storage, storage of supplies, storage and filtration of solvents and space utilized for specialized washing equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by the non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, tailoring and alteration of garments, fur cleaning and glazing, and fur storage.
- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building:
 - 3.2.1. which is of wood frame construction;
 - 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
 - 3.2.3. any part of which establishment is within 20 feet of any public building.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

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- 4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following:

- 5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

- 5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

- 5.2. Non-fire proof enclosing partitions and ceilings of any such dry cleaning establishment shall be fire-retarded with one-hour fire resistive materials and doors or in lieu thereof with one approved automatic one-inch wet pipe sprinkler head located over the cleaning unit which shall have its source of supply from the house water system.

- 5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

- 5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

- 5.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following:

- 6.1. No power or heating boiler having a grate area in excess of 3 square feet shall be permitted in the same area or space where dry cleaning units are located

unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

- 6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

- 6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing, heretofore established or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

- 7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

- 7.2. No smoking shall be permitted in any such establishment except Class A establishments where fewer than six employees are employed. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.

- 7.3. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

- 7.4. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

- 7.5. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

Rule 8. Ventilation.

- 8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units.

- 8.2. All Class A dry cleaning establishments whether existing, heretofore established or hereafter established shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

- 8.3. The direct equipment exhausts or vents of any hereafter established dry cleaning establishment whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof or legal street grade of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan and the terminal of the exhaust, shall be at least five feet from any legal ventilating openings if said legal ventilating windows or legal ventilating openings lie on the

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same plane as the said exhaust terminal and when the said legal ventilating windows, or other legal ventilating openings lie on a plane which faces in the direction of the exhaust terminal the said terminal shall be at least 10 feet away from the same.

- 8.4. In all Class A dry cleaning establishments whether existing, heretofore established or hereafter established, all solvent used in the dry cleaning unit shall either (a) be received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system; or (b) be received and stored in a tank or tanks and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments whether of Class A or Class B or whether existing, heretofore established or hereafter established.

- 9.2. The proprietor of any Class A establishment whether existing, heretofore established or hereafter established, shall furnish to any person cleaning out a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type respirator for his use during the process of cleaning out any such unit.

- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Date of Rules.

The effective date of these rules is (the date of actual adoption).

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 9

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10. A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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| 114-55-SA | | Merco Mechanical Draft Oil Burner, Model J, manufactured by The Messer Co., Inc., Appliance. |
| 115-55-SM | | Hydratine Liquid (admixture for gauging water of cement and sand), manufactured by A. C. Horn Co., Inc., Material. |
| 116-55-SA | | Siegler Oil Heater (space heater), manufactured by The Siegler Corp., Appliance. |
| 117-55-SA | | Siegler Gas Heater (space heater), manufactured by The Siegler Corp., Appliance. |
| 118-55-SM | | Dole Flow Control Valve, Models 1G $\frac{3}{8}$ "F; 4G $\frac{3}{4}$ "; 4GS $\frac{1}{2}$ "M; and $\frac{1}{2}$ "F and 6G $\frac{3}{4}$ "F, manufactured by The Dole Valve Co., Material. |
| 119-55-SA | | Hydrotherm Gas-Fired Cast Iron Hot Water Heating Boilers, Models M-45, M-72, M-85, R-100, R-120, R-150, R-170, L-200 and L-250, manufactured by Hydrotherm Inc., Appliance. |
| 120-55-SM | | Corrosiron (acid proof drain pipe and fittings), manufactured by Pacific Foundry Co., Ltd., Material. |
| 121-55-SA | | Buckeye 2 inch Upward Vent (for venting underground storage tanks in gasoline service stations), Fig. 4103, manufactured by Buckeye Iron and Brass Works, Material. |
| 122-55-SA | | Type DM Interlock for double Swing Doors, manufactured by Herbert Glaser and Harold Leon, Appliance. |
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| 124-55-A | F.D. | Oak Point avenue, south side, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx, Decision—re installation of oil burner—not approved type. |
| 125-55-BZ | H.B.B. | 2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, |

Borough of Brooklyn, N.B. 1588-54—re gasoline service station, lubritorium, parking of cars, office, sales, etc.; show windows, etc.

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Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
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Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarello, owner.

SUBJECT—Application reopened May 26, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution to permit in a residence use district the extension of existing gasoline service station in area, and the maintenance of existing accessory building as lubritorium, and office; and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs; and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

Laid over from January 18, 1955, to March 1, 1955, for inspection and decision; hearing closed.

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec Inc., owner (Ernie's Auto Body & Fender Service, lessee).

SUBJECT—Application June 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen (one car) non-storage garages, to gasoline service station, seven (one car) non-storage garages and motor vehicle repair shop (six one car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of The Bronx.

Laid over from November 30, 1954, to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for applicant to report to the Board as to possibility of rebuilding the entire station; hearing previously closed; then to March 1, 1955, for applicant to submit revised plans.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application reopened November 18, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include additional uses of auto laundry (non-automatic), motor vehicle repair shop, and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument, hearing closed.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument; hearing closed.

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application reopened February 13, 1952 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on first floor and office on second floor, to storage in cellar; shipping, receiving, packing, cutting and refrigeration of meats on first floor; and packing, shipping and refrigeration of meats on second floor.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision without further argument; hearing closed.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under sections 7c, 19A(j) of the zoning resolution, to permit in a residence and business use district the change in occupancy from moving picture theatre and stores, to public assembly, cabaret, catering and kitchen; and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 373, Lot 32, Long Island City, Borough of Queens.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision without further argument; hearing closed.

CALENDAR

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

Laid over from February 8, 1955, to March 1, 1955, for applicant to file revised plans, and for inspection, hearing closed.

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application August 2, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

Laid over from February 8, 1955, to March 1, 1955, for inspection and decision; hearing closed; applicant to furnish Board with information as to rezoning in 1954; hearing closed.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed; then to March 1, 1955, for applicant to submit a letter from the Borough Superintendent as to whether existing dining room on premises is permitted under the existing certificate of occupancy to be used by non-residents of subject premises.

687-54-BZ

APPLICANT—Charles M. Spindler, for Louis and Kathleen Pillari, owners.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the reconversion of building from a factory, office, and laboratory to storage garage for more than five motor vehicles and offices.

PREMISES AFFECTED—11-06 to 11-08 30th avenue, and 9-40 Main avenue (street), southwest corner, Block 507, Lot 31, Astoria, Borough of Queens.

Laid over from February 15, 1955, to March 1, 1955, for inspection and decision; hearing closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7i, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for inspection and decision; hearing previously closed; then to March 1, 1955, for further consideration.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection by the Board and decision; hearing previously closed; then to March 1, 1955, at the request of applicant's attorney to consult with owner as to withdrawal; hearing has been closed and premises inspected; ready for decision.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northwest corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

Laid over from January 18, 1955, to January 25, 1955, at request of objector; applicant concurring; then to February 23, 1955, for inspection and decision without further argument; hearing closed; then to March 1, 1955, for applicant to file revised plans and for further consideration by the Board; hearing previously closed.

CALENDAR

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

Laid over from February 23, 1955, to March 1, 1955, for applicant to file revised plans, hearing closed; no further argument.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

559-50-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, C area district the erection of an additional building into part of driveway (previously granted by the Board for 15 years, to permit woodworking equipment within the building) using more than the area permitted and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. 9 in. west of Little Neck parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

544-52-BZ

APPLICANT—Abram Shlefstein, for Joseph I. Lubin and Joseph Eisner, owners.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—336-342 East 45th street and 797-803 First avenue, southwest corner, Block 1337, Lots 28 to 33, 129 and 130, Borough of Manhattan.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

509-38-BZ—Vol. II

APPLICANT—Alexander H. McPhee, for Tide Water Associated Oil Co., owner (Otto Strebel, lessee).

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district the extension to accessory building on existing gasoline service station to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—202-01 Rocky Hill road, northeast corner of 202nd street, Block 5561, Lots 10, 13 and 62, Bayside, Borough of Queens.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

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319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.
SUBJECT—Application April 20, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 44, Borough of Manhattan.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nyman, owner.

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MARCH 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

449-54-SM

APPLICANT—Bodde Screen Company, for Hollywood Universal Inc., owner (Imperial Carpet & Furniture Company, agent).

SUBJECT—Application May 27, 1954—Bodde Seamless Screen, Type A, B and C, Projection Screen, approval of.

965-41-SM

APPLICANT—Safway Steel Scaffolds N. Y., Incorporated, owner.

SUBJECT—Application November 10, 1941—Safway Steel Scaffolding, approval of.

693-54-SM

APPLICANT—Roof Structures, Inc., owner.

SUBJECT—Application August 11, 1954—Roof Structures, Inc., Glued Laminated Timbers (for use as beams, arches, trusses and columns), approval of.

506-52-SM

APPLICANT—Askania Corporation, owner.

SUBJECT—Application June 23, 1952—Portite (integral admixture for concrete), approval of.

730-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System (exposed type), for suspended ceilings, approval of.

729-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Basic Concealed Type, approval of.

728-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Basic Exposed Type, approval of.

727-54-SM

APPLICANT—Eastern Machine Products Company, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Rigid Beam Type (for suspended systems), approval of.

781-49-SA

APPLICANT—Ace Cabinet Corporation, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional size of gas fired drying tumbler—re Ace Telecoin Tumble Dryer (gas heated clothes dryer); previously approved.

626-52-SM

APPLICANT—Limestone Products Corporation, for Larsen Products Corp., owner.

SUBJECT—Application for consideration—reopening and amendment to resolution as to trade name—re Plaster-Weld (bonding agent); previously approved.

143-54-SM

APPLICANT—United States Plywood Corporation, owner (J. A. Fitzpatrick, agent).

SUBJECT—Application for consideration—reopening and amendment to resolution as to one-hour rating—re Weldwood ¾-Hour Door (weldrock core), previously approved.

877-54-SM

APPLICANT—Acheson Manufacturing Company, owner (Demov & Morris, agents).

SUBJECT—Application November 15, 1954—Acheson Bronze Silver Brazing Tube Fittings, MS, Spec. MIL-F-1183, approval of.

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944-54-SM

APPLICANT—Ajax Contracting Company, Inc., owner.
SUBJECT—Application December 2, 1954—Ajax Easy Opening Device for Cellar Trap Door, approval of.

234-54-SA

APPLICANT—Carrier Corporation, owner.
SUBJECT—Application March 17, 1954—Carrier Conversion Oil Burner, Models 38C2 and 38C4, approval of.

682-52-SM

APPLICANT—Emanuel M. Glick, for Elof Hansson, Inc., owner.
SUBJECT—Application August 19, 1952—Reyno Coustic (corrugated and pyramid perforated acoustical panels), approval of.

979-41-SM

APPLICANT—L. O. Koven & Bros. Inc., owner-manufacturer.
SUBJECT—Application for consideration—reopening and amendment of resolution, Koven 275 Gallon Obround Fuel Oil Tank; previously approved.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.
SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees u/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).
SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).
SUBJECT—Application June 23, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corp., owner.
SUBJECT—Application reopened November 23, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22, Borough of Manhattan.

10-55-A

APPLICANT—Reuben Rappaport, for All States Holding Corp., (Parsons School of Design, lessee).
SUBJECT—Application January 6, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—410-416 East 54th street, south side, 194 ft. east of 1st avenue and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan.

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway 2nd floor); Block 286, Lot 60, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.
SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.
SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.
PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-man, owner.
SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee, for Havemeyers and Elder, Inc., owner.
SUBJECT—Application July 9, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Company, owner.
SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

HARRIS H. MURDOCK, *Chairman.*

MARCH 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 8, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

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SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed; then laid over from January 25, 1955, to March 8, 1955, at request of the applicant.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; applicant to file corrected drawing with proper widening dimensions for 131st street and 14th avenue and a revised plot plan of proposed layout including the widening.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; hearing closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed; then to March 8, 1955, applicant to consult with the Park Department as to approved plans for 30 foot restriction, and for revised plans.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, applicant to file revised plans; hearing closed; then to March 8, 1955, for applicant to file revised plans; hearing previously closed.

489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner, Block 3820, Lot 4, Springfield Gardens, Borough of Queens.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph for M. F. & S. Plumbing Supply Co., owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, permitting in a business use district the extension in use and area of existing gasoline service station and the parking and storage of motor vehicles (previously granted by the Board for a term of fifteen years, expires September 1964), to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner, Block 542, Lot 1, Arverne, Borough of Queens.

421-37-BZ—Vol. II

APPLICANT—Henry Nordheim, for Antonio Moccia, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1108 East 216th street, south side, 3.07 ft. west of Wilson avenue, Block 4710, Lots 22 and 23, Borough of The Bronx.

517-54-BZ

APPLICANT—Charles Abrahams, for John Hinke and Peter Breunig, owners.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—62-21 to 62-23 Metropolitan avenue, north side, 225 ft. east of 62nd street, Block 2771, Lot 52, Middle Village, Borough of Queens.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area

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district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

771-54-BZ

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application October 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, G1 area district the extension of existing building, without the required set-back from mapped street.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road, Block 12981, Lot 118, Rosedale, Borough of Queens.

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street, and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

859-54-BZ

APPLICANT—John F. Fitzsimons, for Diedrich and Anna M. Grube, owners.

SUBJECT—Application November 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the change in occupancy from one family dwelling to two family dwelling without the required side yard on northerly side of lot.

PREMISES AFFECTED—93-09 239th street, east side, 80 ft. north of 93rd road, Block 7999, Lot 9, Bellerose, Borough of Queens.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private

garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grand avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 8, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 8, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

876-54-SA

APPLICANT—R. A. Lundberg, agent for Youngstown Miller Corporation, owner.

SUBJECT—Application November 10, 1954—Youngstown Miller Heat Transfer Systems, approval of.

178-54-SM

APPLICANT—Republic Brass Company, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Republic Brass Co., Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control, Spray Head; previously approved.

591-54-SM

APPLICANT—Wolverine Brass Works, owner.

SUBJECT—Application July 12, 1954—Wolverine Brass Works Non-syphon Ballcocks (with different shanks), No. 1871-1/2 IL and 1872-SL, approval of.

539-53-SM

APPLICANT—E. I. DuPont de Nemours and Company, owner (Perma Dry Company, Inc., agent).

SUBJECT—Application reopened December 21, 1954, for amendment to resolution re X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

42-54-SA

APPLICANT—Ribelle V. Perotta, for Delta Heating Corporation, owner.

SUBJECT—Application reopened January 4, 1955—as to amendment of resolution—re Delta Oil Fired Unit Heater, Models UH-220, UH-196, UH-168, UH-140 and UH-112; previously approved.

520-48-SM

APPLICANT—Severud, Elstad and Krueger for Precast Building Sections, Inc., owner-manufacturer.

SUBJECT—Application reopened December 7, 1954, for amendment of resolution—re Precast Building Sections (Masonry Walls); previously approved.

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.

SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Borough of Manhattan.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.
SUBJECT—Application reopened November 4, 1953 as Vol. IV—re Appeal from a decision of the borough superintendent, previously granted on condition.
PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street, Block 3302, Lots 23, 24 and 25, Borough of The Bronx.

378-54-A—Vol. II

APPLICANT—Maxfield Blaubeux, for Fulrick Realty Corp., owner.
SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—580-598 Fulton street and 63-81 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.
SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

429-54-A

APPLICANT—Leonard F. Rothkrug, for Theresa E. Ferrara, owner.
SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—107 Roebling street, east side, 25 ft. south of North 6th street and 244 North 6th street, Block 2338, Lots 7 and 9, Borough of Brooklyn.

527-54-A

APPLICANT—Herman E. Horwood, for 540 Pearl Street, a partnership.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—536-540 Pearl street, north side, 25 ft. west of Elk street, Block 157, Lot 22, Borough of Manhattan.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.
SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silverio Falconieri, owners.
SUBJECT—Application February 1, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.
SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. $\frac{3}{4}$ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

MARCH 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

64-55-SR

SUBJECT—Proposed Rules for Approval and Use of Air Entraining Portland Cements.

HARRIS H. MURDOCK, *Chairman*

MARCH 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).
SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use

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district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed; then to March 15, 1955, for inspection and decision; hearing previously closed.

765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

Laid over from January 18, 1955, for inspection; date to be set; then set for further hearing on February 23, 1955; then laid over from February 23, 1955, to March 15, 1955, for inspection and decision; hearing closed.

414-54-BZ

APPLICANT—Schrank and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265.22 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

Laid over from February 23, 1955, to March 15, 1955, for inspection and decision; hearing closed; no further argument.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

Laid over from February 23, 1955, to March 15, 1955, for inspection, if necessary, and decision; hearing closed.

66-38-BZ—Vol. I

APPLICANT—Unger and Unger, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened February 23, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a local retail use district the change of location of curb cut for reduced parking lot.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

209-45-BZ—Vol. IV

APPLICANT—Edmund T. Mallory, for H. M. Williams Co., Inc., owner.

SUBJECT—Application reopened February 23, 1955 as Vol. IV—re (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution, to permit in the business use portion of plot located in a residence and business use district the addition of a fireproof canopy

alongside building under construction and to provide a sheiter at corner of auto showroom and to permit removal of old brick piers at present main entrance at corner of Northern boulevard and Junction boulevard and replace with glass and masonry.

PREMISES AFFECTED—93-01 to 94-05 Northern boulevard and 32-36 to 32-62 Junction boulevard, northwest corner and 32-57 to 32-63 93rd street, Block 1423, Lot 45, Jackson Heights, Borough of Queens.

741-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Valentine Realty Corp., owner (Forack Corp., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change in use from ordinary storage in cellar to garage for motor vehicles.

PREMISES AFFECTED—250 East 187th street and 2400 Ryer avenue, southeast corner, Block 3152, part of Lot 11, Borough of The Bronx.

534-47-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for Avelyn F. Goldstein, owner (Packard, Jamaica, lessee).

SUBJECT—Application reopened October 14, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from office, storage and shipping of tires, auto accessories, and incombustible materials, to office and storage of more than five motor vehicles waiting to be serviced in adjoining building on Lot 31.

PREMISES AFFECTED—150-34 Hillside avenue, south side, 200 ft. west of 153rd street, Block 9697, Lot 26, Jamaica, Borough of Queens.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

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PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156 6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

914-54-BZ

APPLICANT—Edward B. Moebus, for Lockwood Greene Engineers, Inc. (Western Electric Co., Inc., owner).

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a business and manufacturing use district the erection and maintenance of a structure to be used as a repair shop, warehouse, office, more than the permitted height within two miles from an airport.

PREMISES AFFECTED—135-02 Springfield boulevard, southwest corner of Merrick boulevard, Block 13007, Lot 31, Springfield Gardens, Borough of Queens.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isaacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

857-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuehs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

252-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

376-54-A

APPLICANT—Sidney Daub, for Cosmopolitan Corp., owner.

SUBJECT—Application May 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue, Block 1273, Lot 22, Borough of Manhattan.

732-54-A

APPLICANT—M. Allen Schlendorf, for Amelia Trunz, owner (Trunz, Inc., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1672 Sheepshead Bay road, west side, 37 ft. $\frac{3}{4}$ in. north of Voorhies avenue, Block 7461, Lot 44, Borough of Brooklyn.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.

SUBJECT—Application October 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue, and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn.

970-54-A

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application December 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—125-01 Queens boulevard, northwest corner of Hoover avenue, Block 9653, Lot 1, Kew Gardens, Borough of Queens.

98-55-A

APPLICANT—J. Paul Frampton, for Benjamin Bernstein, owner.

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SUBJECT—Application February 10, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—928 Halsey street, south side, 160 ft. east of Saratoga avenue, Block 1495, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

MARCH 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 22, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

Laid over from January 25, 1955, to February 15, 1955; applicant to notify affected property owners by regular mail; then to March 22, 1955, for inspection and decision; hearing closed.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

Laid over from February 8, 1955, to February 15, 1955, at the request of objector, applicant agreeing; no further request for adjournment; hearing closed; then to March 22, 1955, for inspection and decision, without further argument.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, south east corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Sahminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; applicant to file information as to status of violation on the building; hearing closed.

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654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; hearing previously closed; then to March 22, 1955, at the request of the applicant; no further requests for adjournment.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326,

Laid over from February 23, 1955, to March 22, 1955, for inspection and for investigation of lawful records of the occupancy of the area and for the Park Department to furnish the Board with further information as to the park conditions and area; hearing closed; no further argument.

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue and 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed; applicant to submit list of houses in area occupied as two family dwellings.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Wachner, owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

557-28-BZ—Vol. II

APPLICANT—Siegel and Green, for Richard Carrol, Inc., owner (William Gordon, lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of gasoline selling station in front of existing public garage for more than five motor vehicles.

PREMISES AFFECTED—2717 Reservoir avenue, west side, 242.21 ft. north of West Kingsbridge road, Block 3248, Lot 46, Borough of The Bronx.

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17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

801-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Teresa Romano, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the addition of motor vehicle repairs, brake-testing, wheel alignment and the parking and storage of motor vehicles, to existing gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—72-01 to 72-09 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner, Block 2843, Lot 45, Maspeth, Borough of Queens.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

806-54-BZ

APPLICANT—Burke, Green and Groh, for Milton and Esther Mittelman, owners.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the maintenance of existing dwelling, without the required set back from street line.

PREMISES AFFECTED—170-15 69th avenue, north side, 40 ft. west of 171st street, Block 6924, Lot 3, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 22, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 22, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

558-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

MARCH 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 29, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc., lessee).

CALENDAR

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

413-54-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Kaplan, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing signs on front of building.

PREMISES AFFECTED—139 Schenectady avenue and 1120-1130 St. Marks avenue, southeast corner, Block 1360, Lot 14, Borough of Brooklyn.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of February 15, 1955.)

119-29-BZ—Vol. II

APPLICANT—John J. Tricarico, for Elizabeth Stevens, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider new proposal, subject to the regular procedure—re Application (decision of the superintendent of buildings), previously denied under sections 7a, 7b and 21 of the building zone resolution, to permit in a residence district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—625 Halsey street, north side, 20

ft. west of Patchen avenue, Block 1662, Lots 59 and 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

342-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Sidney Kessler and Benjamin Haas, owners.

SUBJECT—Application for consideration—reopening to restore to docket re Application (decision of the borough superintendent), previously withdrawn, under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of stores, auto showroom, gasoline service station, car wash, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles, and for loading and unloading and the parking of patrons' cars.

PREMISES AFFECTED—76-01 to 76-19 Main street, east side, from 76th avenue to 76th road, 144-02 to 144-10 76th avenue and 141-01 to 141-09 76th road, Block 6666, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

954-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harding Improvement Corp., owner.

SUBJECT—Application December 10, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution to permit in a residence use district the proposed gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage, parking and storage of motor vehicles.

PREMISES AFFECTED—197-01 to 197-19 (197-11 official) Horace Harding boulevard, north side, from 197th to 198th streets, 58-51 to 58-59 197th street and 58-82 to 58-60 198th street, Block 5705, Lot 31, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant states that the owner does not wish to process this matter further.

Resolved, that the application be, and it hereby is withdrawn.

333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.

SUBJECT—Application for consideration—reopening as to test and report for additional sizes—re Double V Cinder Block (cinder concrete construction) sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 18, 10 x 8 x 16, 12 x 8 x 18 and 8 x 9 x 18, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report as to additional sizes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

1429-39-SM—Vol. IV

APPLICANT—Rock Crete Products, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III and for test and report as to Lelite Blocks—re Rockland Concrete Masonry Units, previously approved on condition.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. IV, for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

900-48-SM

APPLICANT—Mansfield Sanitary Pottery, Inc., owner.

SUBJECT—Application for consideration—reopening and for test and report as to modified design of ballcock—re Si-Flow No. 05 Non-syphon Ballcock (water control valve for water closet tanks); previously approved.

APPEARANCES—

For Applicant: Bertian W. Gleichman.

ACTION OF BOARD—Application reopened for test and report as to modification of design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

297-52-SA

APPLICANT—General Electric Company, owner.

SUBJECT—Application for consideration—reopening for report as to additional model—re General Electric Gas-fired Warm Air Furnace, Models 21LG10, 21LG20, 21LG25, 21LG30 and 21LG40; previously approved.

APPEARANCES—

For Applicant: A. K. Tower.

ACTION OF BOARD—Application reopened for report as to amendment to include additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

846-51-SM

APPLICANT—The California Oil Company, for R. P. Scherner Corporation, manufacturer.

SUBJECT—Chevron Starting Fluid Capsules, approval of.

APPEARANCES—

For Applicant: H. A. Reiter.

ACTION OF BOARD—Application dismissed, applicant to file an administrative appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 3:45 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

WEDNESDAY MORNING, FEBRUARY 23, 1955
10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 8, 1955, were approved as printed in the Bulletin of February 15, 1955, Vol. 40, No. 7.

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765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner, Block 308, part of Lot 1, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Alvin M. Ziegler.

For Opposition: S. Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M., for inspection and decision; hearing closed.

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C.R.T. Holding Corporation, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district the further gasoline service station, sale of auto accessories, and parking and storage of more than five motor vehicles; and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northwest corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M., for applicant to file revised plans and for further consideration by the Board; hearing previously closed.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district, the reconstruction to existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326, Lot 21, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: S. Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M. for inspection and for investigation of lawful records of the occupancy of the area and for the Park Department to furnish the Board with further information as to the park conditions and area; hearing closed; no further argument.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—Application (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: S. Bodian for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 10 A. M., applicant to consult with the Park Department as to approval of plans for 30 foot restriction, and for revised plans.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 10 A. M., applicant to consult with the Park Department as to approval of plans for 30 foot restriction, and for revised plans.

902-52-BZ—Vol. II

APPLICATION—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Aron Hoffman, Louis Wexler, John Lento, Sam Klass, Anthony Lester, Sylvia Rothman, Mrs. M. Krutorg, Mrs. M. Farb, Rachael Lazar, Helen Trostel, Margaret Albota, Bernard Kirshbaum and William A. Lamb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M. for inspection and decision; hearing closed.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change

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in occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue, 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca, Peter Favuzzi and S. Favuzzi.

For Opposition: Eugene Gibilaro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and John Caciola.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and decision; hearing closed; applicant to submit list of houses in area occupied as two family dwellings.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Saul Godwin.

For Opposition: Isaac Jacobs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 10 A. M. for applicant to file revised plans; hearing previously closed.

414-54-BZ

APPLICANT—Schrack and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954—(decision of the borough superintendent) under Section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265.22 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Joseph J. Cusa and Charles Cusa.

For Opposition: Thomas La Fauci, Charles P. Yarcel, Rosalie Patronaggio, Louise Ferrari, Erna Kimmer, Mary Ambruso, Alice Shanley, Mamie Boyd, Robert P. Malavase, Frank Lachsteines, Louise Yarcel and John Paul Bohr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M. for inspection and decision; hearing closed; no further argument.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello and L. E. Reiner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and S. Bodian, for Park Dept.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M., Park Department to file development plan.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M., for further consideration.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

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APPEARANCES—

For Applicant: George Bergen.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M., at the request of applicant's attorney to consult with owner as to withdrawal; hearing has been closed and premises inspected; ready for decision.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., at the request of the applicant; no further requests for adjournment.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—(decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of plot, the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and William Schwartz.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A.M. for inspection and decision; hearing closed.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—(decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: None.
For Opposition: None.
For Administration:

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waelner, owner.

SUBJECT—Application September 21, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.
For Opposition: Joseph A. De Marco and Rose Saul.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M. for inspection and decision; hearing closed.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.
For Opposition: Benjamin Schatz, Margaret Straub and H. E. Taylor.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and decision; hearing closed.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—(decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.
For Opposition: None.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1, 1955, at 10 A. M. for applicant to file large scale plans (one set) showing all buildings, roads and grades at each building and at street in front; hearing closed; no further argument.

MINUTES

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 1st, 1955, at 10 A. M. in conjunction with Cal. 814-54-BZ.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: Joseph F. Deuber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M. for inspection, if necessary, and decision; hearing closed.

677 54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was laid over for inspection by a committee of the Board, and after hearing, the committee was ready to report; at that time the applicant requested permission to withdraw.

Resolved, that this application be, and it hereby is withdrawn.

364-36-BZ—Vol. II

APPLICANT—Alberico Pompa, for Rocco Tricarico, owner.

SUBJECT—Application May 25, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office (previously granted for a term of years, the parking and storage of motor vehicles, extended from time to time until legalized by amendment of the zoning resolution.)

PREMISES AFFECTED—31-70 31st street, west side, 103 ft. north of Broadway, Block 589, Lot 67, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alberico Pompa and Rocco Tricarico.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACT OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 15, 1954 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; laid over to February 23, 1955, for inspection and decision, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 31st street and Broadway are in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1954 acting on N. B. Applic. 540-54, reads:

"1. Proposed use of premises located in a business use district as a gasoline service station, lubritorium, office, storage, salesroom, auto repairs and car washing is contrary to Article II Sec. 4-29 & 46 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 197 ft. frontage by 80 ft. in depth, now used as a parking lot; that on the northeast corner, fronting the street, there is an old wooden two car garage and close to it an old shed used as an office; that the entire area is surfaced with cinders and is enclosed by a concrete block wall, 4 ft. high with a wire fence extending 2 ft. above it on the building line, except for the driveway section and in front of the two car garage; that there is a 5 ft. 6 in. chain link fence on the north lot line a concrete block wall 5 ft. 6 in. in height, except for a few short sections of wood, and chain link fences on the rear lot line and by the walls of the adjoining buildings on the south lot line; that it is proposed to erect a modern one story building of face brick masonry designed to provide lubrication facilities with two hydraulic lifts of approved type, car wash, minor auto repairs with hand tools only, office and storage and sale of miscellaneous auto accessories and modern rest rooms for patrons; that it is also proposed to install twelve 550 gallon storage tanks, six dispensing pumps and to provide two curb cuts on 31st street; that it is also desired that the present permit for the parking and storage of more than five motor vehicles be extended because of the availability of parking space on each of the sides of the plot; that this limited parking would not cause any congestion because of the large width of the plot; that the proposed building, 64 ft. by 41 ft., will be located 8 ft. from the rear lot line and near the center of the plot so that it will be well away from the adjacent lots; that the office portion of the building will be faced with plate glass and the rest of the front of the building and the two sides will be finished with face brick with cast stone sills and copings; that the rear wall will be of concrete blocks; and

WHEREAS, the applicant further states that except for the 8 ft. strip in back of the building, which will be planted, the entire area within the lot and building lines will be surfaced

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with asphaltic paving and the sidewalk area with concrete paving; that the existing concrete block wall on the building line will be removed and the short sections of wood and chain link fences on the rear lot will be removed and replaced with a concrete block wall to match the existing one, 5 ft. 6 in. in height and properly coped; that the existing chain link fence on the north lot line being in good condition will not be removed and no fence will be necessary on the south lot line because of the occurrence of walls of the adjoining buildings; that there will be no conspicuous signs and the electric lighting installation will be so designed as to provide maximum lighting to the area without causing any glare to the dwellings on the adjoining lots; and

WHEREAS, the applicant contends that the premises fronts on 31st street and is located 103 ft. from its intersection with Broadway; that this intersection is a very busy one because of the heavy motor traffic on Broadway and on 31st street, especially the latter one, with traffic leading to and from the Triboro bridge; that this plot and other similar vacant plots in the vicinity fronting on 31st street are not desirable locations for any residential developments because of the heavy motor traffic and because of various non-conforming uses such as storage buildings, warehouses, parking lots, etc., that have been already established; that because of this industrial trend the proposed project will not be detrimental to nor affect any adjoining properties; and

WHEREAS, the applicant states that the present owner has held title to the property since January 1, 1948 and that the assessed valuation of land is \$20,000, and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten (10 years to permit the premises to be used and occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "received, May 25, 1954, (6 sheets), *on condition* that all existing buildings and uses on the premises shall be removed and the premises shall be levelled substantially to the grade of 31st Street, and the premises shall be arranged and constructed as indicated on plans cited above; that the accessory building shall have no cellar below and shall be constructed and arranged as indicated on such plans; that it shall be faced with face brick; that the pumps shall be of a low approved type and erected not nearer than fifteen (15) feet to the street building line; that along the interior lot line where walls of adjoining buildings do not occur there shall be erected a masonry wall not less than five feet six inches in height; that the balance of the premises shall be paved with asphalt or concrete; that curb cuts shall be restricted to two curb cuts each 30 feet in width located as shown with no portion of any curb cut nearer than five feet to a side lot line as prolonged; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing for adjustment with hand tools only and maintained solely within the accessory building; that planted area as shown shall be so maintained at all times, properly protected with curbing not less than six inches in height and six inches in width; that the number of gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that sidewalks and curbing in front of the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection of one post standard for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that such sign may be either to the

north or south except that it shall be not nearer than fifteen feet to a side lot line so as not to be objectionable to the adjoining owners; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

908-52-BZ

APPLICANT—Lama, Proskauer and Prober for Merrick Westbury Corp., owner.

SUBJECT—Application December 30, 1952 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles on unbuilt portion of lot, for a term of fifteen years.

PREMISES AFFECTED—203-20 Rocky Hill road, 47-52 to 47-58 204th street, southwest corner and 203-17 to 203-27 48th avenue, Block 7355, Lot 61, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Kleinert 1

Negative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 16, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision; hearing closed; then to January 4, 1955, for applicant to file revised plans giving data with reference to grade conditions; then to January 18, 1955, for applicant to file revised plans as to grade conditions; then to January 25, 1955, for consideration of revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Rocky Hill road and 204th street are in a local retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 4, 1952 acting on N.B. Applic. 6695-52, reads:

"1. Proposed use of premises located in a local retail district as a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage and parking of motor vehicles is contrary to Sec. 4-c of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 107.02 ft. 81.49 ft. and 80 ft. frontage by 132.03 ft. in depth, irregular, presently vacant; that a portion of the site is in the bed of Rocky Hill road; that this property is presently owned by the same owner as the site; that no proceedings are pending by the City to acquire title to the property and it is not proposed to build upon or use this portion of site under this application; that the use district maps accompanying the building zone resolution show that the premises are in a local retail district and class 1 height district and class D are a district; that as of July 25, 1916 the premises was in a business use district and received its present use designation on July 24, 1947; and

WHEREAS, the applicant states that it is proposed to erect and maintain a modern gasoline service station, to consist of ten 550 gallon gas tanks and six dispensing pumps; that the accessory building as contemplated will have a frontage of 40 ft., a depth of 28 ft., of class 3 construction and

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contain the conjunctive uses of lubritorium, minor auto repairs, car wash, office and sales and storage; that part of the site will be reserved for parking and storage of motor vehicles; that the entire site will be concrete or tarvia paved and a 5 ft. high wire woven fence on a 6 in. concrete curb will be erected on the westerly lot line; that the accessory building will have a peaked roof and as the facades will be colonial in design, the building will be in accord with the entire area as it has developed; and

WHEREAS, the applicant contends that there are no other gas stations within the affected area and the proposed service is highly required by the community; that 204th street and Rocky Hill road are highly traversed auto lanes and therefore the gas station is entirely in keeping at this point; that the off street parking and storage of motor vehicles on the site will do much to relieve the parking situation; that there are sufficient stores in the area for public requirements and the high assessed value of the land makes it mandatory that the owner develop the site as proposed in order that he may receive an equitable return on his investment and be able to continue paying city taxes; that the present one story brick factories in block 7319, lots 1 and 5 are non-conforming uses and as they are directly opposite the site, it would be impossible to develop the site with a conforming use; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1951 and that the assessed valuation of land is \$3,500; and

WHEREAS, the premises and area have been inspected on several occasions by the committee and members of the Board and careful consideration has been given to any need for the station and the effect on the development of the area, and revised plans, giving consideration to grades have been studied as to the effect as stated including type of fencing proposed and the extent of the servicing proposed; that while there are no gasoline stations in the notification area there are available stations within short distances.

Resolved, that the decision of the borough superintendent acting on N.B. Applic. 6695-52, be and it hereby is *affirmed* that the application be and it hereby is *denied*.

909-52-BZ

APPLICANT—Ingram S. Carner, for Sam Rosenberg, owner.

SUBJECT—Application December 31, 1952 (decision of the borough superintendent), under sections 7f and 7h of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, and the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—198-30 Jamaica avenue and 94-04 199th street, southwest corner, Block 10829, Lot 56, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 23, 1954 after due notice by publication in the Bulletin; laid over to December 14, 1954, for inspection and decision without further argument; hearing closed; then to January 18, 1955, for applicant to file revised plans; then to January 25, 1955, for applicant to file revised plans; then to February 23, 1955, for further inspection and decision; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Jamaica avenue are in a retail

use, D area, class ½ height district; 199th street is in residence and retail use, area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 8, 1952 acting on N. B. Applic. 5259-52, reads:

"1. Use of premises located within a Retail Use District as gasoline service station, lubritorium, auto washing, office, storage and sales of auto accessories and parking of more than five cars waiting to be serviced is contrary to Article II, Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 51.15 ft. and 75.84 ft. frontage by 84.41 ft. depth, irregular, presently vacant; that the property in question is presently zoned as a retail use district, a class ½ height district and a D area district; that as of July 25, 1916 the property referred to was zoned as a business use district, a class 1 height district and a C area district; that on January 21, 1947 the present use zoning was established and on June 30, 1952, the present height and area district were established; that no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a parkway type gasoline service station consisting of a one story masonry building for the proposed gasoline station, having a frontage of 61 ft. and a depth of 29 ft.; that this proposed accessory building will house the office, storage and sales of auto accessories, lubritorium with two hydraulic lifts of approved type and car washing; that the gas station area will be paved with concrete or tarvia and an area has been provided for the parking of more than five cars awaiting service; that two pump islands with two dispensing pumps each will be installed as well as six 550-gallon gas storage tanks and one 550-gallon refuse oil tank; that three 30 ft. curb cuts are proposed for Jamaica avenue and only one 20 ft. curb cut is proposed on 199th street; that at both the southeasterly and southwesterly corners of the property to either side of the accessory building there is provided seeded and landscaped areas; that it is also proposed to erect along the interior lot lines as well as along the building line of 199th street for a distance of 15 ft., a brick and steel picket fence wall to a height of 4 ft. so as to provide a permanent buffer and proper protection to adjoining property owners; and

WHEREAS, the applicant contends that lot 78 in block 10466 is presently used as a beverage depot; lot 29 in block 10473 is occupied by a lumber yard; lot 60 in block 10473 is improved with a factory building; lot 67 in the same block is improved with a water tower and water pumping station; lot 312 in block 10474 is improved with a factory building; that Jamaica avenue is a heavily travelled thoroughfare and the proposed parkway type gas station would be entirely in keeping at this location; and

WHEREAS, the applicant states that the present owner has held title to the property since August 7, 1952 and that the assessed valuation of land is \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten (10) years to permit the premises to be occupied as a gasoline service station as proposed and as indicated on plans filed with this application marked, "Received, December 31, 1952" (3 sheets), as amended by plans marked, "Received, January 21, 1955" (2 sheets), *on condition* that the premises shall be levelled substantially to the grade of Jamaica Avenue; that there shall be constructed by this owner and arranged substantially as indicated on such revised plans marked, "Received, January 21, 1955" (2 sheets) retaining walls where shown and where necessary to protect and support the adjoining premises; that the accessory building shall be of the construction and arrangement as indicated; that it shall be faced with face brick; that there shall be no cellar

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under such building; that on the rear lot line and on the lot line to the west there shall be constructed above the retaining walls, or above grade as the case may be, a masonry fence to a total height of not less than five feet six inches; that the top portion of such fence may be of steel pickets above a masonry wall not less than three feet in height above the retaining wall; that a similar wall and fence of the same height shall be erected along the building line of 199th street where proposed; that the balance of the premises shall be paved with concrete or asphaltic pavement; that pumps shall be erected not nearer than fifteen (15) feet to the street building line of Jamaica Avenue; that pumps shall be of an approved low type; that the number of gasoline storage tanks shall not be in excess of six 550 gallon approved tanks; that curb cuts shall be limited to three each thirty feet in width along Jamaica Avenue, and one 20 feet in width within the first 25 feet from the intersection of Jamaica Avenue along 199th Street; that sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that under Section 7h there may be parking and storage of motor vehicles provided such parking is located in spaces as shown and placed so as not to interfere with the servicing of the station; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of Jamaica Avenue and 199th Street of one post standard for supporting the sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line a distance of not more than four feet; that planted areas shall be maintained in places as indicated with suitable planting material and properly protected by concrete curbing not less than six inches in width and in height above grade; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

673-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Simone V. Shaw and Sylvia Lubash, owners.

SUBJECT—Application August 26, 1954 (decision of the borough superintendent), under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence use district, for a term of twenty years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the erection of a two story dwelling, constituting the erection of two buildings on one lot, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—196-23 to 196-43 (196-25 official) Hillside avenue and 87-88 to 87-98 197th street, northwest corner and 196-38 to 196-46 (196-40 official) Foothill avenue, Block 10509, Lot 265, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Max Gladstone and Lillian Nielsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 28, 1954 subject to regular procedure, to consider proposal under changed arrangement from that previously denied; and

WHEREAS, a public hearing was held on this application on January 4, 1955 after due notice by publication in the Bulletin; laid over to February 8, 1955, for inspection and decision without further argument; applicant to file revised plans; then to February 23, 1955, for further inspection; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Foothill avenue, 197th street and Hillside avenue are in a residence use, E-1 and G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 9, 1954 acting on N.B. Applic. 2153-54, reads

"1. The use of the premises as a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage, parking and storage of motor vehicles in a Residence Use District is contrary to Art. II, Sec. 3 of Zoning Resolution.

2. The erection of two buildings on one lot is contrary to Art. I, Sec. 1(v) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 179.83 ft. frontage by 150 ft. in depth, irregular, presently vacant; that the use district maps accompanying the building zone resolution show that the premises are in a residence use district and a class ½ height district; that the portion of the premises within 100 ft. of Hillside avenue is in an E-1 area district and the balance is in a G-1 area district; that as of July 25, 1916 that part of the premises within 100 ft. of Hillside avenue was in a D area district and the balance was in an E area district and the entire site was in class 1 height district; that the present height and area designation became effective June 30, 1952; that it is proposed to erect a modern gasoline service station to consist of twelve 550-gallon gasoline tanks and four dispensing pumps; that the proposed accessory building will be one story in height, of class 3 construction, having a frontage of 62 ft. and a depth of 35 ft. and will contain the conjunctive uses of lubritorium, car washing, minor auto repairs, office and sales and storage; that it is also proposed to have four 30 ft. curb cuts on Hillside avenue; that a part of the site will be reserved for the parking and storage of motor vehicles; that the building as contemplated is colonial in design and in keeping with surrounding architecture; that the erection of a two story dwelling facing Foothill avenue, to be built conjunctively with the gas station, will secure the residential aspect of Foothill avenue; that curb cuts and entrances to the gas station will be confined to Hillside avenue; that the erection of a 2 ft. high brick wall with a 3 ft. 6 in. high iron railing along 197th street and the omission of curb cuts on the radius will provide protection for pedestrians traveling through 197th street; and

WHEREAS, the applicant contends that the steep grade of 197th street and the maintenance of the large trees along 197th street will buffer the gas station from the few surrounding dwellings; that the surrounding parking lots together with the heavy traffic on Hillside avenue, which is a main auto lane, renders the site unsuitable for residence purposes; that there are no gas stations within the affected area which makes this proposal a vital necessity to the community; that the irregular shape of the site renders it unsuitable for residence development and its high assessed value makes it mandatory to be developed at this time in the only feasible manner as proposed, so that the owner may receive a just return on his investment and continue to pay city taxes; that although it is proposed to erect both the dwelling and the gas station on the one tax lot, each use will have the necessary courts and yards and fully comply with the zoning regulations as to area and height requirements; that each use will face on a legal street; that the gas station will be in complete harmony with the affected area; and

WHEREAS, the applicant states that the present owner has held title to lot A since February 26, 1949; lot B, January 17, 1951 and to lot C since August 15, 1947; that the assessed valuation of land is \$14,500; and

WHEREAS, there are at present no other gasoline stations in the limited area of notification; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years as to the gasoline station portion, to permit the premises to be constructed substantially as proposed and as indicated on plans filed with this application marked, "Received, August 26, 1954," (2 sheets) and "January 19, 1955 (2 sheets) on condition that on the rear portion of the premises there shall be erected as proposed and as shown on such plans a single family dwelling facing Foothill avenue, and occupying the space as proposed and as shown on such plans marked, "Received, January 19, 1955"; that such dwelling and the proposed gasoline service station shall be constructed simultaneously and the gasoline station shall not be occupied until the residential building is constructed and a Certificate of Occupancy issued therefor; that the portion proposed for the service station shall be levelled substantially to the grade of Hillside avenue; that a retaining wall shall be constructed of sufficient height from east to west as shown; that on such retaining wall there shall be erected a masonry wall not less than two feet in height and a steel picket fence above to a total height of not less than five feet six inches above the grade at the rear; that along the westerly lot line there shall be a masonry wall with retaining wall as may be required, with a similar fence to a total height of five feet six inches; that a similar fence was to be erected along 197th Street; that curb cuts shall be restricted to three curb cuts to Hillside avenue, each 30 feet in width, located where shown; that no curb cut shall be nearer than five feet to a lot line as prolonged; that there shall be no curb cut to 197th street, or at the radial corner; that pumps shall be of a low approved type erected not nearer than fifteen feet to the street building line; that gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that the accessory building shall have no cellar below and shall be of a design and arrangement as indicated on such revised plans marked, "Received, January 19, 1955"; that the accessory building shall be faced with face brick; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7h there may be for a similar term parking and storage of motor vehicles on the gasoline station portion of the area where shown, and so parked as not to interfere with the servicing of the station; that sidewalks and curbing abutting the entire premises on Hillside avenue, 197th street and Foothill avenue, shall be constructed or repaired to the satisfaction of the Borough President; that the residential building shall be of a design and arrangement as indicated on such plans; that the two buildings proposed may be erected on one lot but such lot may be divided into two lots with lot numbers assigned thereto; that all permits shall be obtained, including a certificate of occupancy and work completed within the requirements of Section 22A of the Zoning Resolution.

682-53-BZ

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and local retail use district, the change in use of cellar and first floor from spraying establishment, to spraying establishment and assembly of costume jewelry.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 14, 1954 after due notice by publication in the Bulletin; laid over to February 23, 1955, for inspection and decision, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 67th street are in residence and local retail use, C area, class 1 height districts; 14th avenue is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1953 acting on amendment to Alt. Applic. 3111-52, reads:

"1. Proposed change of use of one story and cellar class 3 structure, located partly within a residence and partly within a local retail district, from spraying establishment to spraying establishment and assembly of costume jewelry, violates Art. II Sec. 3 and Sec. 4-c Zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 ft. frontage by 100 ft. in depth, irregular, on which is located a building 30 ft. front by 53 ft. 8½ in. deep, irregular one story, 11 ft. 6 in. in height, of class 3 construction, for which certificate of occupancy No. 114930-46 has been filed, for spraying room on 1st floor, dressing room and boiler room in cellar; that it is proposed to change the occupancy of cellar to assembly of costume jewelry and dressing rooms and on 1st floor to assembling department and spraying; and

WHEREAS, the applicant further states that the premises consists of an irregular lot 65 ft. by 100 ft. with a class 3 structure, 30 ft. by 53 ft. 8½ in.; that this structure was erected in 1926 under N.B. No. 150057-26 and was used as a church; that in 1945 the building was purchased for a proposed industrial occupancy; that the occupancy was changed from church use under Alt. No. 3846-45 which was approved for spraying establishment on the 1st floor for 30 persons, and boiler room and dressing rooms in cellar and certificate of occupancy No. 114930-46 was issued for this use; that in 1949 the business made it necessary to have an assembling department in addition to spraying on the 1st floor; that the assembling of costume jewelry is done in the cellar and the spraying is done on the 1st floor; that the combination of these two operations is necessary so as to enable the business to function at a profit; and

WHEREAS, the applicant contends that this use in the cellar had existed prior to the change of zoning, which was originally a business use, premitting such occupancy in the cellar, providing that plans would have been filed for this use; that this step was not taken by the owner at that time because he did not realize that he was violating the law; that on May 20, 1952 the zone was changed from business to local retail 100 ft. east of 14th avenue, and residence use on the remainder of the block on 67th street; that the re-zoning placed the subject location 5 ft. in local retail use and the balance of 60 ft., in residential use; that violations were recorded against the premises in the latter part of 1952 and when the owner was notified he immediately retained and architect to file necessary plans and applications to rectify this condition; that the assembling is intended to be carried on in the same area of the existing building; that it is not a noisy or odor producing manufacturing; that there will be no changes to mar or disturb adjacent owners, property or neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since February 12, 1945; that the assessed valuation of land is \$6,000 and of the building

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\$6,000 making a total of \$12,000; that the building was erected 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, applicant has changed the basis of his application from Section 7c to Section 7 subdivision e; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten (10) years to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked, "Received, August 19, 1953" (2 sheets), and "November 8, 1954" (2 sheets), *on condition* that the building shall not be increased in height or area and shall be used under this variance only for the existing manufacturing use and for no other use; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, other than as modified this date under Cal. No. 683-53-A; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

683-53-A

APPLICANT—Ferdinand Savignano, for Ro Mag Inc., owner.

SUBJECT—Application August 19, 1953—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1414-1420 (1416 displayed) 67th street, south side, 95 ft. east of 14th avenue, Block 5769, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 9, 1953, on Alt. App. 3111/52 reads:

"2. Cellar stairs less than 3'8" wide violates Sec. 270 Labor Law."

and

WHEREAS, the applicant states that the building is one story, 11 ft. 6 in. in height, 30 ft. by 53 ft. 8½ in. in area, Class 3 construction, erected in 1926 on a lot 65 ft. front by 100 ft. irregular in depth, in a local retail and residence use, C area, Class 1½ height district; used and occupied since 1945: cellar—storage; 1st floor—spraying establishment, 30 persons; postponed to be used and occupied: cellar—assembling costume jewelry, 10 persons; 1st floor—spraying establishment, 30 persons; and

WHEREAS, the applicant states a new stairs will be installed to the cellar, complying with Section 270 of the Labor Law; and

WHEREAS, the applicant contends that in addition to the proposed stair there are two side stairs leading to the yard from whence egress can be had direct to street; that one of these existing stairs is 3' 6" wide; that it is proposed to remove the column in the stair area so as to have a 3' 6" clear width in the line of travel; that the other stairs is 3' 6" wide, but has a column, which diminishes it at column location to 2' 6" width; that it is requested the Board accept this stairs as it exists as it would constitute a hardship and expense to comply and especially in view of the fact there will be three exits from the cellar area; and

WHEREAS, the applicant states that the present owner acquired the building in 1950 and after some alterations established a machine shop under Certificate of Occupancy #132623; and

WHEREAS, the premises were inspected by a committee of the Board in connection with Cal. No. 682-53-BZ, which recommended that the appeal be granted under certain conditions:

Resolved, that the decision of the borough superintendent acting on Alt. App. 3111/52, Objection 2, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the existing stairs from the cellar, including the stair recently erected to the rear, shall be maintained as constructed and as shown on plans filed with application under Cal. No. 682-53-BZ; that the lift in the rear part of the building from the cellar to first floor shall be protected substantially as proposed, and to the satisfaction of the Borough Superintendent; that any permits as to the spraying, requiring approval, from the Fire Commissioner shall be obtained; that in all other respects the building and occupancy shall comply with the requirements of the resolution adopted this day under Cal. No. 682-53-BZ.

472-54-BZ

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner, Santa Fe Packing Corp., lessee.

SUBJECT—Application June 2, 1954 decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from public garage and office, to warehouse and office.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Moritz Simon, Louis M. Block and Beatrice L. Goldman.

For Opposition: William R. Grace, Jr. and Alvah L. Meyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; laid over to February 23, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and St. Marks avenue are in residence and business use, B area, class 1½ height districts; Vanderbilt avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 27, 1954 acting on Alt. Applic. 4250-53, reads:

"3. On a lot located partly in a residence use district and the proposed change in occupancy from Public Garage & Office to Warehouse and Office is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 131 ft. in depth, on which is located a public garage, covering entire lot, two stories in height, of class 3 construction, for which certificate of occupancy No. 112987-45 has been filed; that it is proposed to change the use to warehouse and office; and

WHEREAS, the applicant contends that the permitted use of the premises as a public garage in a residence district has in past years greatly disturbed many of the adjacent owners and tenants of dwellings and has not improved the character of this area; that the change in the use of premises from

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garage, to storage and warehouse will safeguard the character of this restricted area more harmoniously than a garage with all the nuisances of traffic noise and smoke; that on February 16, 1951 the present owner purchased the subject building; that prior to the purchase she had a search made by the Title Guaranty & Trust company; that the report of the title company discloses that this building was leased to one tenant, the American Red Cross, with a lease beginning June 1, 1948 and ending May 31, 1953, to be used as a warehouse for the storage of merchandise records, supplies and trucks used in the activities of the Red Cross; that subsequent to the expiration of this lease, the owner leased the same premises to the present tenant, The Santa Fe packing corporation for the term of five years from June 1, 1953 to May 31, 1958 for the same use; that the title company further reported that "search made by the department of housing and buildings dated August 9, 1951 shows no violations"; that on June 30, 1953 a zoning violation was sent to the owner and the tenant; that the building is now assessed for the sum of \$47,000 and the owner at present receives a return of \$600 per month; that if the relief requested is not granted, the only use to which this building can be put is for the storage of 6 private automobiles; and

WHEREAS, the applicant states that the present owner has held title to the property since August 26, 1951; that the assessed valuation of land is \$8,100 and of the building \$38,900 making a total of \$47,000; that the building was erected in October, 1912; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee finds that the use as proposed to be installed is there; and the Board has taken note of the fact that the building was erected and has been used in the past as a garage and, in its opinion, the proposed use particularly in view of the fact that previously it was used for a similar use by the Red Cross, is not particularly objectionable; the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the proposed use as a warehouse and office superseding the previous use as a public garage, substantially as proposed and as indicated on plans filed with this application marked, "Received, May 27, 1954" (4 sheets), *on condition* that there shall be not more than one truck entering or leaving the building, as stated by the operator, and at intervals totalling not more than five times a day; that the building shall not be in operation more than five days a week and at hours from 8:00 A.M. to 5:00 P.M.; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 473-54-A; that the merchandise stored in the premises shall be removed from the show windows of the building and such show windows shall have curtains or venetian blinds maintained therein; that signs shall be restricted to the existing sign in one of the show windows, excluding all other signs; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months from the date of this resolution.

473-54-A

APPLICANT—Moritz Simon, for Beatrice L. Goldman, owner (Santa Fe Packing Corp., lessee).

SUBJECT—Application May 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 St. Marks avenue, north side, 125 ft. west of Vanderbilt avenue, Block 1144, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Moritz Simon, Louis M. Block and Beatrice L. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1954, on Alt. App. 4250/53, reads:

"2. Provide two remote means of egress from all floors complying with C26-292.0 of Adm. Code."

and
WHEREAS, the applicant states the building is 2 stories and mezzanine, 29 ft. 9 in. in height, 50 ft. by 131 ft. in area, Class 3 construction, erected in 1912 on a lot 50 feet front by 131 feet in depth, in a residence and business use, B area, Class 1½ height district; used and occupied since 1912 as follows: cellar—boilerroom, 0 persons; 1st floor, storage and warehouse, 2 persons; mezzanine—office, 1 person; 2nd floor—storage and warehouse, 1 persons; and

WHEREAS, the applicant states the legal use of the building is as follows: cellar—boilerroom, 0 persons; 1st floor—public garage, 3 persons; mezzanine, office, 1 person; 2nd floor—public garage, 1 person; and

WHEREAS, the applicant states it is proposed occupy the building as follows: cellar—boilerroom, 0 persons; 1st floor—storage and warehouse, 2 persons; mezzanine—office, 1 person; 2nd floor—storage and warehouse, 1 person; and

WHEREAS, the applicant states the building is provided with one 2 ft. 6 in. wide interior wood stairs, enclosed in partitions of 4 in. concrete blocks equipped with wood, self-closing door; stairhall leads direct to street and is provided with ladder and scuttle to roof; in addition there is one fire escape on the side of the building extending to yard by fixed stair with egress from lower termination through adjacent premises; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy 112987 issued August 27, 1945, on App. 668/45 permits the following use and occupancy: cellar—boilerroom; 1st floor—garage, 3 persons; 2nd floor—garage, 2 persons and contains the note the garage is to be used for pleasure cars only, private passenger cars and that Fire Dept. letter of approval was issued August 21, 1945; and

WHEREAS, Violation #109 issued August 30, 1953, was for using the premises for crating and shipping merchandise on the 1st story and for storage of wooden crates and boxes on the 2nd floor and for storage of motor trucks on the 1st floor contrary to Certificate of Occupancy 112987, which calls for a public garage; and

WHEREAS, the owner was fined in Magistrate's Court on December 16, 1953 on charge of violating the Administrative Code and the Zoning Resolution; and

WHEREAS, the applicant states the 2nd floor is used for storage of light merchandise, namely household refrigerators, washing machines and packing and crating material; that the floor will not be loaded beyond 75 lbs. per square foot and therefore the present floor capacity of 75 lbs. p.s.f. will safely sustain the load; and

WHEREAS, the applicant contends that the use of the premises for storage and warehousing comprises an occupancy of not more than one person on the mezzanine and one person on the 2nd floor; that in view of the small number of occupants two large stairhalls cannot be considered an improved factor of safety in case of fire since the present stair in the front of the building and the outside steel stair which are remote from each other will only be used by one person from each floor; that the cost of construction of two new stairhalls complying with Chapter 26-292.0 of the Code is estimated at approximately \$10,000; that compliance with the strict letter of the Code would create unnecessary hardship for the owner; and

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WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions;

Resolved, that the decision of the borough superintendent acting on Alt. App. 4250/53, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits as proposed and as shown on plans filed with Cal. No. 472-54-BZ shall be maintained as indicated on such plans and also on plans filed with this appeal marked, "Received, November 24, 1954" (3 sheets); that permission to cross the adjoining premises from the rear exit shall be filed with the Borough Superintendent; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and to the requirements of the resolution adopted this day under Cal. No. 472-54-BZ.

780-54-BZ

APPLICANT—Arthur E. DePhillips, for Fred Stark, owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: George Bergen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 201st street is in a residence use, E-1 area, class ½ height district; Hillside avenue is in residence and restricted retail use, E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 17, 1954 acting on N.B. Applic. 3239-54, reads:

"1. The proposed gasoline service sta., auto laundry, motor vehicle repair shop & parking & storage of motor vehicles waiting to be serviced, in a res. use district is contrary to Art. 2 Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 103.8 ft. in depth, presently vacant; that it is proposed to erect a gasoline service station, lubritorium, non-automatic auto laundry, motor vehicle repair shop with space for parking and storage of motor vehicles waiting to be serviced; and

WHEREAS, the applicant contends that the owner has held this property since February 16, 1950; that he has been unable to develop this property in conformity with the existing use, although he has made a diligent effort to do so and efforts to sell this property at a fair market price have proved

fruitless; that in view of this a variance is requested to permit the development of this property with a gas station, lubritorium, non-automatic auto laundry, motor vehicle repair shop together with parking and storage of automobiles waiting to be serviced, for a term of 15 years, while awaiting the development of the area in general to determine if the premises can later be developed in conformity with existing use; that if this application is granted, it will help carry the property until that time; that the building to be erected on this plot will be designed so as not to permit any adverse effect on adjoining residential property by reason of the fact that the rear wall of the building will be unpierced; that the proposed development will be in harmony with the general purpose and intent of the zoning resolution; and

WHEREAS, the applicant states that the owner has held title to the property since February 16, 1950 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 subdivision f, for a term of ten (10) years to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked, "Received, October 14, 1954 (4 sheets), *on condition* that all uses on the premises shall be removed and that the premises shall be levelled substantially to the grade of Hillside avenue; that the accessory building shall be of a design and arrangement without cellar and of location as shown on such plans as above cited and shall be faced with face brick; that curb cuts shall be restricted to one curb cut on Hillside avenue not over thirty (30) feet in width and one curb cut to 201st Street of similar width where shown; that no part of either curb cut shall be nearer than five (5) feet to a lot line as prolonged; that at the intersection of Hillside avenue there shall be erected a block of concrete not less than twelve (12) inches in height and extending for a distance of not less than five (5) feet along either building line; that pumps shall be of a low approved type and shall be erected not nearer than fifteen (15) feet to the street building line; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that on the interior lot lines to the south and east there shall be erected a masonry wall of brick not less than five feet six inches in height except that such wall may be reduced to a height of four feet six inches within ten feet of either building line; that signs shall comprise a flat sign on the accessory building and the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting one post standard erected within the intersection of Hillside avenue and 201st street for supporting a sign which may be illuminated advertising only the brand of gasoline sold and permitting such sign to extend over the building line for a distance of not more than four feet; that such portable fire fighting appliances shall be maintained as such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs with hand tools only for adjustment maintained solely within the accessory building; that under Section 7h there may be parking of cars awaiting service and parked so as not to interfere with the servicing of the station; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

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REGULAR MEETING

WEDNESDAY AFTERNOON, FEBRUARY 23, 1955,
2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

750-38-SA

APPLICANT—Crane Company, owner.

SUBJECT—Application November 23, 1954—re Crane Vacuum Breaker—to include additional model number—re C-7830, Vacuum Breakers for supply fixtures, size $\frac{3}{8}$, $\frac{1}{2}$, $\frac{3}{4}$, 1, $1\frac{1}{4}$, $1\frac{1}{2}$, 2 and 3 inches; previously approved.

APPEARANCES—

For Applicant: Arnold J. Knack.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 750-38-SA

Subject: Amendment to resolution to include additional model number vacuum breaker.

Crane Company, New York requested by letter dated October 21, 1954 that the resolution adopted January 24, 1939 under Cal. No. 750-38-SA be amended so as to include the Model 8H-550.

Description

The model 8H-550 is the same as the model C-7830, approved by the Board January 24, 1939 under Cal. No. 750-38-SA except for the markings and with the addition of a thin vacuum seal disc mounted on the under side of the disc holder, this disc is intended to provide added protection against backflow.

The applicant has submitted an affidavit which describes the changes herein described.

Recommendation

The Committee on Test recommends that the resolution adopted January 24, 1939 under Cal. No. 750-38-SA be amended so as to include the model 8H-550 vacuum breaker on condition that the requirements of the resolution adopted January 24, 1939 under Cal. No. 750-38-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of January 24, 1939 in accordance with the above report.

371-53-SM—Vol. II

APPLICANT—W. L. Gates, for The Celotex Corp., owner.
SUBJECT—Application reopened September 14, 1954 as Vol. II—re Acousti-Line "Heavy-Duty" Metal Suspension Ceiling, approval of.

APPEARANCES—

For Applicant: W. L. Gates.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 371-53-SM—Vol. II

Subject: Amendment to resolution as to "Heavy-Duty Metal Suspension Ceiling".

W. L. Gates for the Celotex Corporation requested by filing an application dated July 23, 1954, that the resolution adopted September 22, 1953 under Cal. No. 371-53-SM be amended so as to include the Heavy-Duty Metal Suspension Ceiling. The application was reopened under Cal. No. 371-53-SM—Vol. II, by a vote of the Board on September 14, 1954.

Purpose

The system is a suspended incombustible ceiling.

Description

The system consists of hangers and channels spaced and installed in accordance with the requirements of C26-461.0 Administrative Building Code. At right angles to the channels and spaced 54 inches on centers, steel panels, $6\frac{3}{4}$ inches wide by $1\frac{3}{8}$ inches high by 108 inches, of 24 gauge, are clipped to the channels by means of 12 gauge steel wire clips, the clips going over the channel and hooking into the panel. The acoustical tile 12 inches by 24 inches is then set in pairs, end to end between panels, so that the outer 12 inch edge of each pair of tiles is supported by the lower flange of the steel panel. A metal tee spline $47\frac{7}{8}$ inches long is then placed in the kerfs of the 24 inch sides of the tile between the steel panels. The lower flange of the steel panel is so designed as to support the ends of 48 inch long recessed light troffers.

Inspection and Test

A sample ceiling was inspected and tested at Elizabeth, New Jersey in the presence of Asst. Engr. J. A. Darts, Committee on Test and V. Jacobson and W. L. Gates representing the applicant. The system was loaded so that on the pan itself carried a load of 88 lbs., to simulate a light troffer, four feet long, weighing approximately 10 to 12 lbs. per foot of length of troffer; at this load there was a deflection of 0.08 inches.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted September 22, 1953 under Cal. No. 371-53-SM—Vol. I, be amended so as to include the Heavy Duty Metal Suspension System, when constructed and installed as herein described, on condition that the requirements of the resolution adopted September 22, 1953 under Cal. No. 371-53-SM—Vol. I be complied with.

The Committee further recommends that recessed light troffers weight between 10 and 12 lbs. per foot may be supported on the panel.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of September 22, 1953 in accordance with the above report.

MINUTES

848-53-SM

APPLICANT—Sanford Brick and Tile Co., Inc., owner
(Limestone Products Corp., Agent).

SUBJECT—Application November 30, 1953—Sanford Brick
and Tile Co., Inc., Face Brick, Shade Nos. 1, 60, approval of.

APPEARANCES—

For Applicant: C. Schedel.

ACTION OF BOARD—Material approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 848-53-SM

Subject: Sanford Brick and Tile Company, Inc., Face Brick,
approval of.

Tomkins Brothers, New York for Sanford Brick and Tile
Company, North Carolina, filed November 30, 1953 an appli-
cation with the Board of Standards and Appeals for approval
of the material known as Sanford Brick and Tile Company
Face Brick under the provisions of C26-26.0; C26-137.0 and
C26-370.a and b Administrative Building Code.

Purpose

The material is a structural clay unit, used as a brick or as
a solid structural clay unit.

Description

The units are formed by the stiff mud extrusion process
from a clay obtained in the vicinity of the plant at Colon,
North Carolina.

The units after forming are set, fired and cooled in an
automatic tunnel type kiln.

The units are available in various shades and face textures.

Inspection and Test

The plant of the applicant at Colon, North Carolina, was
inspected by Asst. Engr. J. A. Darts, Committee on Test.
Process of manufacture and availability of raw materials
were investigated and sample units were identified and marked.
Tests on the identified samples were conducted at the Pitts-
burg Testing Laboratory in accordance with the requirements
of C26-307.a.b Administrative Building Code.

Results were as follows:

1. $3\frac{1}{2}" \times 2\frac{1}{4}" \times 8"$
Compressive Strength=13749 psi (average of 5 units).
Modulus of Rupture=1195 psi (average of 5 units).
Percentage of voids=8%.
2. $3\frac{1}{2}" \times 2\frac{3}{4}" \times 8"$
Compressive Strength=13149 psi (average of 5 units).
Modulus of Rupture=713 psi (average of 5 units).
Percentage of voids=14.4%.
3. $3\frac{1}{2}" \times 3\frac{1}{2}" \times 12"$
Compressive Strength=7823 psi (average of 5 units).
Modulus of Rupture=808 psi (average of 5 units).
Percentage of voids=5.7%.

The applicant has also submitted test reports showing 24
hour immersion percent of 5.21%; 5 hour boil percent of
8.05% and saturation coefficient of 0.646.

Recommendation

On the basis of the inspection and test and the data filed by
the applicant, the Committee on Test recommends the approval
of the Sanford Brick and Tile Company, Inc., Face Brick of
sizes as herein described, namely $3\frac{1}{2}" \times 2\frac{1}{4}" \times 8"$; $3\frac{1}{2}" \times$
 $2\frac{3}{4}" \times 8"$ and $3\frac{1}{2}" \times 3\frac{1}{2}" \times 12"$ as having met the require-
ments of C26-26.0; C26-137.0 and C26-307.a and b Adminis-
trative Building Code on condition that each invoice, bill of
lading or bill of material shall be stamped, "Approved by the

Board of Standards and Appeals for use in New York City
under Cal. No. 848-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby *approve* this material in accordance with the above
report.

408-54-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application May 20, 1954—USG Corrutone
Acoustical System (acoustical treatment), approval of.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Material approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 408-54-SM

Subject: U.S.G. Corrutone Acoustical System, approval of.

William W. Bainbridge for U. S. Gypsum Company, New
York, filed May 20, 1954 an application with the Board of
Standards and Appeals for approval of the material known
as USG Corrutone Acoustical System under the provisions
of C26-88-0 and C26-461.0 Administrative Building Code.

Purpose

The material is a suspended acoustical ceiling.

Description

The system consists of standard hangers and carrier chan-
nels spaced 4'-0" on centers. To these $1\frac{1}{2}$ inch channels are
clipped, by means of a No. 85 or 82 clip, the $1\frac{1}{2}$ inch "Z"
spline (approved under Cal. No. 696-52-SM) on 4'-0" centers.
On the flanges of the "Z" spline are placed the Corrutone
panels consisting of perforated galvanized bonderized steel
sheets 26 gauge. Resting on the upper surface are incom-
bustible batts approximately 2 inches thick approximately 0.5
lbs. per cu. ft. density, and either 2'-0" x 2'-0" or 2'-0" x
4'-0" in dimension.

Inspection and Test

Sample systems were load tested at 432 East 162nd Street,
New York City in the presence of Asst. Engr. J. A. Darts,
Committee on Test. W. W. Bainbridge, J. Crumbaugh and
others representing the applicant.

The tests were conducted on systems wherein the "Z"
splines were spaced 2'-0" and 4'-0" on centers respectively.

The load at a deflection of $\frac{1}{360}$ of the span for the 4'-0"
span was 2 lbs. per sq. ft. and the load for the 2'-0" span
was 3 lbs. per sq. ft. The loading was discontinued at 10
lbs. per sq. ft. in each case as that gave a factor of safety
of 10 since the weight of the ceiling is 1 lb. per sq. ft. There
was no signs of failure either in the pan, clips or splines at
that loading.

Recommendation

On the basis of the inspection and test and the data filed by
the applicant, the Committee on Test recommends that the
USG Corrutone Acoustical System when assembled as herein
described using an incombustible pad, similar to fiberglass or
rockwool and weighing not more than 1 lb. per sq. ft., be
approved as incombustible mechanically supported Acoustical

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System under C26-88.0 Administrative Building Code providing all packages, cartons, bill of lading or invoices are marked or tagged, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 408-54-SM," and further that the hanger and carrier channels shall be limited to 4'-0" center.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

501-54-SA

APPLICANT—Kewanee-Ross Corp., Ross Heater Division, owner.

SUBJECT—Application June 7, 1954—Ross Fuel Oil Preheaters, Type EF, approval of.

APPEARANCES—

For Applicant: George Van Tuyl.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 501-54-SA

Subject: Ross Fuel Oil Preheater, Type EF, approval of.

Kewanee-Ross Corp., Ross Heater Division, Buffalo, New York, filed June 7, 1954, an application with the Board of Standards and Appeals for approval of the device known as Ross Fuel Oil Preheater, Type EF, under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is used to preheat oil to reduce the viscosity of the oil.

Description

The preheater is of the shell and tube type. The shell is made of seamless steel pipe for preheaters up to 24 inches O.D. and of rolled steel plate for shells in excess of 24 inches O.D.

The tube sheets are welded to the shell. The tubes of seamless steel are roller expanded into the tube sheets. The tube bundle is supported by support plates, spaced 60 tube diameters apart. A steel impingement plate is located under the steam inlet nozzle to protect the tubes from erosion.

The preheaters are constructed in accordance with the A.S.M.E. for Unfired Pressure Vessels.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test. The applicant has submitted photostatic copies of inspection reports and hydrostatic test wherein shells and heads were tested to 300 psi and 520 psi respectively.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Ross Fuel Oil Heater, Type EF for use in New York City on the following conditions:

The steam line to the heater is provided with a pressure gauge, a temperature regulating valve protected with a strainer and around both of which is a by-pass line con-

taining the necessary number of shut-off valves to permit by-pass of the steam around the temperature regulating valve in case of failure of this valve. The steam line shall also be provided with a check valve opening toward the heater and closing towards the boiler to prevent passage of any oil back to the boiler through the steam line. The condensate line carrying the condensed steam from the heater shell shall contain a steam trap with by-pass provided with necessary shut-off valves to permit by-passing of the condensate around the trap in case the trap fails to function properly. After passage through the trap, the condensate shall be discharged to waste. (With this arrangement of the condensate line it will be impossible for the line to carry any oil back to the boiler in case of tube failure since this line is not connected to the boiler in any manner and the condensate is discharged to waste.) The oil channel shall be provided with two connectors, one for oil inlet lines from the pump discharge and one for the oil outlet line to the oil burner. In the oil outlet line shall be installed an oil relief valve as required under Par. 7.2.2. of the Oil Burner Rules and the bulb of the temperature regulating valve which actuates the temperature regulating valve and controls the oil temperature leaving the heater. The oil inlet and outlet lines shall also be provided with a stop valve and further that the connection of the condensate discharge line to a sewer shall be according to law and that each appliance shall bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 501-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report and *on condition* that the condensate is drained to a sewer in all installations.

589-54-SA

APPLICANT—Kewanee-Ross Corporation, Ross Heater Division, owner.

SUBJECT—Application July 6, 1954—Ross Fuel Oil Preheaters (U-tube type), Model EU, approval of.

APPEARANCES—

For Applicant: George Van Tuyl.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 589-54-SA

Subject: Ross Fuel Oil Preheater Type EU, approval of.

Ross Heater Division of Kewanee Ross Corporation, New York filed July 6, 1954 an application with the Board of Standards and Appeals for approval of the Ross Fuel Oil Preheater Type EU under the provisions of the Oil Burner Rules of the Board.

Purpose

The appliance is a fuel oil preheater.

Description

The preheater is of the shell and tube type. The shell is made of seamless steel pipe for preheaters up to 24 inches

MINUTES

O.D. and of rolled steel plate for shells in excess of 24 inches O.D.

The tube sheets are welded to the shell. The tubes of seamless steel are roller expanded into the tube sheets. The tube bundle is supported by support plates, spaced 60 tube diameters apart. A steel impingement plate is located under the steam inlet nozzle to protect the tubes from erosion.

The preheaters are constructed in accordance with the A.S.M.E. for Unfired Pressure Vessels.

Inspection and Test

Details of construction were examined by Asst. Engr. J. A. Darts' Committee on Test. The applicant has submitted photostatic copies of inspection reports and hydrostatic tests wherein shells and heads were tested to 300 psi and 900 psi respectively.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the Ross Fuel Oil Preheater, Type EU on the following conditions:

The steam line to the heater is provided with a pressure gauge, a temperature regulating valve protected with strainer and around both of which is a by-pass line containing the necessary number of shut-off valves to permit by-pass of the steam around the temperature regulating valve in case of failure of this valve. The steam line shall also be provided with a check valve opening toward the heater and closing towards the boiler to prevent passage of any oil back to the boiler through the steam line. The condensate line carrying the condensed steam from the heater shell, shall contain a steam trap with by-pass provided with necessary shut-off valves to permit by-passing of the condensate around the trap in case the trap fails to function properly. After passage through the trap, the condensate shall be discharged to waste. (With this arrangement of the condensate line it will be impossible for the line to carry any oil back to the boiler in case of tube failure since this line is not connected to the boiler in any manner and the condensate is discharged to waste.) The oil channel shall be provided with two connectors, one for oil inlet lines from the pump discharge and one for the oil outlet line to the oil burner. In the oil outlet line shall be installed an oil relief valve as required under Par. 7.2.2. of the Oil Burner Rules and the bulb of the temperature regulating valve which actuates the temperature regulating valve and controls the oil temperature leaving the heater. The oil inlet and outlet lines shall also be provided with a stop valve and further that the connection of the condensate discharge line to a sewer shall be according to law and that each appliance shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 589-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

616-54-SA

APPLICANT—Warren Connolly Co., Inc., agent for Norge Division of Borg-Warner Corp., owner.

SUBJECT—Application June 22, 1954—Norge Automatic and Norge Semi-Automatic Washers, Models AW-405, AW-410, AW-422, AW-425, AW-450 and AW-420, approval of.

APPEARANCES—

For Applicant: Nelson G. Summerfield.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 616-54-SA.

Subject: Norge Automatic and Norge Semi-Automatic Washers, Models AW-405, AW-410, AW-422, AW-425, AW-450 and AW-420, approval of.

Norge Division of Borg-Warner Corporation, owner, filed June 22, 1954 an application with the Board of Standards and Appeals for approval of the Norge Automatic and Norge Semi-Automatic Washers, Models AW-450, AW-405, AW-410, AW-422, AW-425 and AW-420 approval under the provisions of C26-1277.0.h Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

Automatic and semi-automatic clothes washers.

Description

These Norge Washer Models have the same mechanical construction and the same vacuum breaker. The difference in Models is as follows: AW-405 is a manually operated push button model without inlet valves (Dole Valve) filling the tub is accomplished by supplying warm water through single hose into the air gap type vacuum breaker. A push button must be pushed for each operation (wash spin). AW-410 has a manually operated Dole Valve without automatic thermostat for mixing water and the temperature of water desired must be selected manually (cold, warm, hot) and turned off manually. Water enters the machine through an air gap type (1") vacuum breaker. It has wash and spin timer. Model AW-420 is the same as model AW-410 except no cold water selection and hot water or 100° water controlled by a thermostat can be used.

Model AW-422 "Time Line" control handles water fill, temperature of water is controlled automatically and all the washing cycle is automatic. This is an undecorated, fully automatic washer added parts to previously described washers are the Time Line and Thermostatically controlled Dole inlet water valves. Model AW-423 is same as 422 and AW-450 same as 422 and 425 except that maximum decoration is applied and all controls are lighted with signal bulbs and there is a stop switch on clothes loading door. The mechanical details of the Norge push button washer are the same as the "Time Line," Automatic Washer except that the Push Button Washer does not have a water mixer valve, automatic cycle control, water temperature selector switch, vibration limit switch or motor protector plug. The washer is operated manually by pushing the buttons located at the right hand end of the backguard.

The cabinet of the washer has a width of 25½ inches, a depth of 26¾ inches, a height to top of 36 inches and a height to backguard top of 39½ inches. The finish of main top, outer tub and basket is Porcelain, other cabinet parts are baked white synthetic enamel. The motor is a special ⅓ HP high torque, reversible, capacitor type, single phase 110V 60 cycle AC. The transmission is a linkage type incorporating reduction gears and reciprocating levers. The agitator speed is 520 oscillations per minute at 200 degrees. The extraction speed is 600 RPM (approx.). The capacity is 8 to 9 lbs. dry weight.

Inspection and Test

The washer was inspected and tested at the office of the applicant and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Nelson G. Summerfield representing the applicant. The washer has been approved by the Underwriters Laboratories Inc. file E10860.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends

MINUTES

the approval of the Norge Automatic and Semi-Automatic Washers, Models AW405, AW410, AW422, AW425, AW450 and AW420 for use in New York City when constructed and installed in accordance with this report and the provisions of the submerged inlet rules provided each washer bear a label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 616-54-SA."

(Sgd.) Harris H. Murdock,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

617-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Oil Burner, Type RF, approval of.

APPEARANCES—

For Applicant: Bradley T. Sheridan.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 617-54-SA.

Subject: Iron Fireman Oil Burner, Type RF, approval of.

The Iron Fireman Manufacturing Company of Cleveland, Ohio, filed July 12, 1954 an application with the Board of Standards and Appeals for approval of the Iron Fireman Type RF Oil Burner, under the provisions of C19-57.0 Administrative Code and Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Oil fired forced draft commercial and industrial boilers and furnaces to provide heat and generate steam.

Description

The Iron Fireman Type RF forced draft industrial oil burners are completely packaged firing units for firing industrial fuel oils of the Commercial Standard No. 6 or lighter grades. They consist essentially of an Iron Fireman Type R horizontal rotary cup oil burner assembled with a forced draft fan, burner windbox, refractory combustion throat, structural support frame and front plate with all wiring, piping and valves assembled and tested. Each burner includes electronic safety combustion controls, air flow safety control, separate high limit and operating controls, draft gauge and motor controllers.

Proper air-fuel ratio is maintained at all firing rates by positive displacement metering pump linked to primary and secondary air volume regulators. Burner modulates through range of five to one input ratio and always starts at lowest firing rate.

These burners are made in eight sizes with normal hourly burner capacity of 25, 35, 50, 76, 100, 125 and 165 gallons per hour. Two types of automatic control are used: RFM models have "Manual Start" Controls and RFA models have "Automatic Start" controls. Both RFM and RFA have complete automatic control systems but the RFM system requires manual closing of the switch to start as for example, when shut down by any condition where heat is not required, while the RFA model starts up automatically upon demand for

heat by a thermostat or similar control. RFM models are used principally for process steam plants while RFA models are used principally for heating plants.

RFMH and RFAH Models are equipped with electric oil heaters and oil temperature thermostats for use with heavy fuel oils. RFM and RFA models do not have electric oil heaters and thermostats are used with No. 5 or lighter fuel.

RFMH and RFAH Models are equipped with electric oil heaters and oil temperature thermostats for use with heavy fuel oils. RFM and RFA models do not have electric oil heaters and thermostats and are used with No. 5 or lighter fuel.

Inspection and Test

The burner was inspected and tested at 550 Bergen Avenue, The Bronx, N. Y. C. and found to operate as designed with no flare backs or undue carbon deposits. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and Bradley T. Sheridan representing the applicant. This burner has been approved by the Underwriters Laboratories for use with No. 6 oil or lighter reference #MP810 Application #53C1343 and Application #53C13344.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Iron Fireman Oil Burner, Type RF for use in New York City in commercial and industrial installation with Fuel Oil not heavier than #6 when preheated and #5 when not preheated on condition that the burner be installed in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided that each burner bear a label permanently affixed reading:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 617-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

793-54-SM

APPLICANT—Cordo Chemical Corporation, owner.

SUBJECT—Application October 14, 1954—Cordoglas (draperies, black-out curtains), approval of.

APPEARANCES—

For Applicant: Edgar S. Auchincloss.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 793-54-SM

Subject: Cordoglas (drapery fabric), approval of.

Cordo Chemical Corporation, New York filed October 14, 1954 an application with the Board of Standards and Appeals for approval of the material known as Cordoglas (drapery fabric) under the provisions of the Flameproofing Rules of the Board and C19-161.1 Administrative Code.

Purpose

The material is to be used for draperies, curtains, etc., in places of public assembly.

Description

The fabric consists of a woven glass-fibered fabric coated on both sides with a vinyl plastic. The unit weight of the

MINUTES

material is 15½ ozs. per sq. yard and the average thickness is 0.015 inches.

Inspection and Test

Samples of the material identified as Cordoglas Pattern 801 and Pattern CC were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts Committee on Test and W. H. Masterson of the Laboratory.

The test was conducted in accordance with the requirements of the Flameproofing Rules of the Board and the results were as follows:

Pattern 801—There was no flashing or flaming and the average time of glow within the charred area was ½ second.

Pattern CC-303—There was no flashing or flaming and the average time of glow within the charred area was 2½ seconds.

The complete report is on file and is part of the record.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test concludes that the material Cordoglas possesses inherent flameproofing properties and accordingly recommends its approval.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a Laboratory approved by him in accordance with the requirements of the Flameproofing Rules.

The Committee further recommends that each wrapper or container in which the material Cordoglas is marketed shall be stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 793-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

548-52-A

APPLICANT—Frederick A. Ketcher, for Ambrose O'Brien, owner (Edward B. McDermott, lessee).

SUBJECT—Appeal reopened November 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—297 Warren street, north side, 200 ft. west of Smith street, Block 390, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 25, 1954, on Alt. App. 311 of 1952, reads:

"Proposed passage to street from the rear door by crossing the roof of the adjoining building is contrary to the Board's resolution."

and

WHEREAS, the applicant states that all work was completed in accordance with resolution adopted by the Board September 23, 1952, amended June 30, 1953; and

WHEREAS, the applicant states that the Community Center located at 305-7 Warren street is the only premises that can provide passage to the street by way of the west court; that however the rear extension of this community house blocks off the yard level exit; and

WHEREAS, the applicant states that in order to obtain free passage to this outer court, it will be necessary to cross the

roof of the adjoining one-story brick building to the east at 299 Warren street; and

WHEREAS, the applicant states it is now proposed to erect a flat tread ladder in the rear yard of building in the premises, leading to roof of adjoining building at 299 Warren street, which is a one-story building and to cross over said roof and to provide another flat tread ladder leading from the roof of 299 Warren street to the west outer court of Community House at 305-7 Warren street; that this will provide free passageway to the street; that both flat tread ladders will be stationary, have iron rails on both sides and be set at an angle to the wall; and

WHEREAS, the applicant therefore requests the Board to amend the resolution previously amended June 30, 1953, so as to accept the proposed egress to the street from rear of building in question; and

WHEREAS, the applicant has filed with this appeal a consent to the lessee of 297 Warren street for use of premises at 299 Warren street as an egress in event of emergency; and

WHEREAS, the applicant has filed with this appeal a consent of the Brooklyn and Long Island Church Society of the Methodist Church, owner of 307 Warren street, permitting the lessee of 297 Warren street to use the society's premises as an exit in case of fire or emergency; and

WHEREAS, the applicant has filed with this appeal a revised plan marked "Received January 31, 1955" showing the proposed egress from the rear of 297 Warren street by means of stationery iron ladder to roof of 299 Warren street and stationery iron ladder from roof thereof to roof of side court at 297 Warren street, and in addition such plan shows horizontal egress from the rear of 297 Warren street through the easterly wall to the rear portion of first floor of 299 Warren street which is occupied by the same tenant and a door opening from the easterly wall of the rear portion of 299 Warren street to the westerly court of the Community House at 305-7 Warren street.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 23, 1952, to consider additional objection and to add thereto:

"that the proposed second means of exit may be as now proposed and as indicated on plans filed with this request for amendment marked 'Received October 27, 1954' (1 sheet), 'January 28, 1955' (1 sheet), and 'January 31, 1955' (1 sheet), *on condition* that such means of exit through adjoining buildings and courts shall be subject to consents of the owners, which have been filed, copies of which shall be filed with the Borough Superintendent; and that in all other respects the requirements of the resolution above cited shall be complied with."

126-52-A

APPLICANT—Windsor Oaks Corporation, owner.

SUBJECT—Application February 6, 1952—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—217-08 to 217-26 and 220-22 to 220-28 73rd avenue, 74-23 to 74-45 220th street, 73-76 to 73-96 and 75-08 to 75-34 Springfield boulevard, 219-12 to 219-18 and 219-33 to 219-55 74th avenue, 219-16 to 219-38 and 219-80 to 219-96 75th avenue, Block 7742, Lot 3; Block 7754, Lot 3; Block 7755, Lot 3 and Block 7739, Lot 3, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: James Pasta and Arthur Ahrens.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION

WHEREAS, the decision of the Fire Commissioner dated January 28, 1952, folder No. 1 C 1065.03, reads:

"Receipt of your letter of Dec. 12, 1951, is hereby acknowledged."

MINUTES

Please be advised that this office is without power to modify Rule 15.2 of the Oil Burner Rules.

In view of the above facts, your request for a modification of Rule 15.2, Oil Burner Rules, which will enable you to have three employees holding certificates of fitness in lieu of nine, is hereby denied."

and

WHEREAS, the applicant states that the premises consist of a series of two family dwellings, erected in 1951 pursuant to a variance granted by the Board under Cal. No. 418-50-BZ and Cal. No. 419-50-A; and

WHEREAS, the applicant contends that the heating for the apartments in the development is furnished by low pressure oil fired burners located in the nine boiler rooms as indicated on plans filed with this appeal; that No. 6 oil is used; that the burners are equipped with preheaters, each provided with an accepted and approved directional control valve; that the automatic controls on each system preclude any danger of furnace explosions or other accidental conditions that might shut down the blowers; that the boilers are insured by The Travelers Indemnity Company who has accepted the coverage without recommendation; that the boiler rooms have been constructed in accordance with approved plans; that boiler room ceilings are insulated by packing the spaces between the floor beams with two layers of rock wool batts and attaching 2 in. thick Ban Roc blanket by nailing to the underside of the wood beams and finishing with two coats of asbestos cement reinforced with wire lath, troweled hard and smooth; that the boiler room walls consist of a minimum of 12 in. of concrete; that floors are 4 in. stone concrete; that the boiler rooms are entered from the exterior of the buildings by a fireproof door, each entrance being served by a concrete walk intergrated into the circulation walk system of the development; that the 10,000 to 15,000 gallon fuel oil storage tanks are located in the cellars adjoining the boiler room and are coated with two coats of asphaltum and provided with standard manhole openings; that certificates of fitness have been issued to four employees who live on the premises, and a schedule filed with this appeal April 24, 1952 has been arranged to insure their attendance at the boiler rooms at frequent intervals during the day, and these employees are also available on call at night; that it is therefore requested that rule 15.2 of the Oil Burner Rules be modified to permit three employees holding certificates of fitness on the premises in lieu of the full requirements with the provisions of such rule, and one additional certificated employee for relief; and

WHEREAS, the applicant states that each of the boilers is fired by an Enterprise Oil Burner, Model H2P, as approved by the Board under Cal. No. 1149-27-SA, for gas and electric ignition, equipped with line starters with overload protection and the following controls: Minneapolis Honeywell Relay, Stack Switch and Aquastats; that Wells Electric Preheaters have been installed and in addition each boiler is provided with a Yula, No. P6C-240 submerged heater with a capacity of 70 gallons per hour at 180 deg. F. and a Yulatrol Detector, all as approved by the Board of Standards and Appeals under Cal. No. 376-50-SA; and

WHEREAS, the applicant has filed with this appeal a schedule of boiler room inspections marked "Rec'd. Apr. 24, 1952" (1 sheet), indicating that each boiler room in the development will be inspected at two-hour intervals using three engineers and one relief engineer.

Resolved, that the decision of the Fire Commissioner, dated January 28, 1952, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the number, location and arrangement of boiler rooms shall be as proposed and as indicated on plans filed with this appeal, marked "Received February 6, 1952" (1 sheet); that there shall be no padlocks on the doors to the boiler rooms; that any locks installed shall be of the cylinder type, installed near the top of each door to the boiler room; that such door shall be readily openable by the engineer and the Fire Department inspector; that there shall be a time clock station installed at each boiler room for inspection record; that such inspection shall be made of each boiler room and report of such inspection filed in the business office of the company on the premises for Fire Department inspection; that the oil burners, preheaters and controls shall be of types approved by the Board and maintained to the satisfaction of the Fire Commissioner and properly labeled to show Board's approval; that prior to the issuance of any permit hereunder, fees shall be paid to the Fire Commissioner for previous use; that inspection of boiler rooms shall be in accordance with the daily boiler room inspection schedule as submitted, marked "Received April 24, 1952", as *amended* through February 15, 1955; that such schedule shall be published as a part of this resolution; and that in all other respects all requirements of law applicable to the boiler rooms and the heating systems shall be complied with, including the requirements of the Oil Burner Rules of the Board; that at least one employee of each inspection period shall hold a certificate of fitness.

BOILER ROOM INSPECTION SCHEDULE — WINDSOR OAKS

YEAR ROUND SCHEDULE

Boiler Room Location			Morning Shift							
Stop	Bldg. #	Address	1st Insp.		2nd Insp.		3rd Insp.		4th Insp.	
			Eng.	Time	Eng.	Time	Eng.	Time	Eng.	Time
1	17	220-24—73rd Ave.	A	6:00	A	8:00	A	10:00	A	12:00
2	121	74-27—220th St.	A	6:13	A	8:13	A	10:13	A	12:13
3	65	73-76 Springfield Blvd.	A	6:27	A	8:27	A	10:27	A	12:27
4	167	75-22 Springfield Blvd.	A	6:40	A	8:40	A	10:40	A	12:40
5	219	219-84—75th Ave.	A	6:54	A	8:54	A	10:54	A	12:54
6	253	219-16—75th Ave.	A	7:07	A	9:09	A	11:07	A	1:07
7	316	219-18—74th Ave.	A	7:21	A	9:21	A	11:21	A	1:21
8	434	219-35—74th Ave.	A	7:34	A	9:34	A	11:34	A	1:34
9	391	217-24—73rd Ave.	A	7:48	A	9:48	A	11:48	A	1:48

ENG.	Name	Address	Cert. No.
A	Joseph Englot,	217-24—73rd Ave.	B. 00068 Exp. 11/30/56
B	Arthur Hegemeyer,	74-83—220th St.	B. 17583 Exp. 8/30/57
C	John Fromel,	220-24—73rd Ave.	B. 17585 Exp. 8/30/57

MINUTES

Afternoon Shift								Night Shift							
5th Insp.		6th Insp.		7th Insp.		8th Insp.		9th Insp.		10th Insp.		11th Insp.		12th Insp.	
Eng.	Time	Eng.	Time	Eng.	Time	Eng.	Time	Eng.	Time	Eng.	Time	Eng.	Time	Eng.	Time
B	2:00	B	4:00	B	6:00	B	8:00	C	10:00	C	12:00	C	2:00	C	4:00
B	2:13	B	4:13	B	6:13	B	8:13	C	10:13	C	12:13	C	2:13	C	4:13
B	2:27	B	4:27	B	6:27	B	8:27	C	10:27	C	12:27	C	2:27	C	4:27
B	2:40	B	4:40	B	6:40	B	8:40	C	10:40	C	12:40	C	2:40	C	4:40
B	2:54	B	4:54	B	6:54	B	8:54	C	10:54	C	12:54	C	2:54	C	4:54
B	3:07	B	5:07	B	7:07	B	9:07	C	11:07	C	1:07	C	3:07	C	5:07
B	3:21	B	5:21	B	7:21	B	9:21	C	11:21	C	1:21	C	3:21	C	5:21
B	3:34	B	5:34	B	7:34	B	9:34	C	11:34	C	1:34	C	3:34	C	5:34
B	3:48	B	5:48	B	7:48	B	9:48	C	11:48	C	1:48	C	3:48	C	5:48

Engineer D—John Pisarri

73-52 Springfield Boulevard—#B-17584 Ex. 8/30/57

Relieves—Eng. A Monday

Eng. B Tuesday

Eng. C Sunday

129-54-A

APPLICANT—Frederick A. Ketcher, for Plasterers Helpers Local No. 30, owner (Lucian Walters, lessee).

SUBJECT—Application February 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—301 East 94th street, north side, 79.9 ft. east of 2nd avenue, Block 1557, Lot 104, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 23, 1954, on amendment to Alt. App. 2264 of 1953, reads:

"A motor vehicle repair shop in a non fire proof building over one story in height is contrary to section 4.2.1 B.C.)"

and

WHEREAS, the applicant states the building is two stories, 22 ft. in height, 20 ft. front by 95 ft. in area, Class 3 construction, erected in 1903, on a lot 20 ft. front by 100 ft. in depth in an unrestricted use, B area, Class 1½ height district, used and occupied since 1950 as follows: 1st floor—storage, 10 persons; 2nd floor—offices and call room, 60 persons; and proposed to be used and occupied as follows: 1st floor—motor vehicle repair shop, 2 persons; 2nd floor—offices and call room, 60 persons; the building is provided with one three foot wide steel stairs enclosed in partitions of studs, rock lath and portland cement plaster, equipped with fireproof self closing doors and leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #37093 issued on Alt. App. 1990 of 1949, permits the present use and occupancy; and

WHEREAS, the applicant states that it is proposed to fire retard the ceiling with wire lath and one inch portland cement plaster, that the two front doors to the shop will be replaced by three doors, one of which will be an exit door and the other door will be provided with a wicket; that the door to the stair vestibule will be removed and the opening will be fire retarded; that the first floor will be

entirely sealed from the balance of the building; that the lot line windows on the first floor will be bricked up; and

WHEREAS, the applicant states that the owner is unable to rent the storage space on the first floor and it has been vacant for years; that the building is in an unrestricted use district and the proposed use will be appropriate; that the limited use requested will enable the owner to make a fair and reasonable return on his investment; and

WHEREAS, the applicant contends that inasmuch as the first floor is concrete, the walls are of solid brick and the ceiling will be fire retarded, and that less than 20 gallons of inflammables will be stored on the premises, and not more than two quarts will be used for spraying and as the stairs as sealed, and the first floor area is less than 1700 square feet, and as only five cars will be stored, and the occupancy of the first floor limited to two persons, the hazard will be at an absolute minimum, and it is therefore requested that this appeal be granted so as to permit the first floor to be used as a motor vehicle repair shop for five cars; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the applicant has filed with the Board the following communication, granting permission to use adjoining premises as an exit in the event of emergency;

"February 4th, 1955

This letter hereby gives permission to Lucian Walters, of 301 East 94th St., to use my premises as an exit in case of emergency.

Very truly yours,

Mannie Eimbinder

owner

307 East 94th Street."

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 2264/53, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, for a term of five years to permit the use of the first floor for motor vehicle repairing and storage and to permit the use of the second means of exit on the rear only so long as permission is given to use the adjoining premises as an exit in case of emergency, as has been granted by adjoining owner in above letter filed with this Board and copy of which has been filed with the Borough Superintendent, *on condition* that the building shall not be increased in height or occupancy and in all other respects shall comply with all laws, rules and regulations applicable thereto and that the fire protection as proposed shall be carried out and such portable fire-fighting equipment shall be maintained as the Fire

MINUTES

Commissioner shall request; that the storage of inflammables for spraying shall be subject to a permit from the Fire Commissioner and the spraying equipment shall comply with the requirements therefor and be maintained to the satisfaction of the Fire Commissioner.

371-54-A

APPLICANT—Sidney Daub, for Piankay Realities, Inc., owner.

SUBJECT—Application May 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—218-220 East 28th street, south side, 247.8 ft. east of 3rd avenue, Block 908, Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 4, 1954, on Alt. App. 2013 of 1953, reads:

"1. Provide two (2) means of egress from all floors including the cellar.

A fire escape is not acceptable as a second means of egress in a factory building over 5 stories in height—Sect 271 Labor Law."

and

WHEREAS, the applicant states the building is six stories, 70 ft. in height, 44 ft. front by 88 ft. in depth, Class 3 construction, erected prior to 1892, on a lot 44 ft. front by 98.9 ft. in depth, in a Business use, B area Class 2 height district, used and occupied since 1892 as follows: Cellar—storage of hardwood, one person; 1st floor—manufacturing metal frames, 30 persons; 2nd floor—manufacturing billiard cues, 10 persons; 3rd floor—storage of hardwood, one person; 4th floor—manufacturing wood furniture, 10 persons; 5th floor—manufacturing wood furniture, 10 persons; 6th floor—hardwood, one person; no change in use or occupancy is now proposed; building is provided with a two-source sprinkler system throughout; there is one 3 ft. 8 in. wide interior steel stairs enclosed in partitions of wood stud, metal lath and portland cement plaster, equipped with fireproof self closing doors and leading from roof bulkhead direct to street and one fire escape at the front of the building extending to roof by stair and to street by stair, window and door openings on the course of the fire escape are fireproof selfclosing; and

WHEREAS, violation No. 5654 was issued August 4, 1953, by the Borough Superintendent for maintaining a six story factory building with outside fire escapes as a secondary means of egress contrary to Section 271 of the Labor Law, and without the required secondary means of egress from the cellar as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states that Alt. App. 793 of 1892 specified the use of the building as light manufacturing, and Alt. App. 262 of 1892 specified the use of the building as a car factory, that the building was altered under Alt. App. 482 of 1926 and the exits were improved to comply with the then Labor Law requirements, that the fire escapes are at the front of the building, have four foot wide balconies, 45 degree stairs, from second story to roof and 45 degree counterbalanced stair from the second story to street grade; that fire escape balconies and stairways have five foot high railings; that the openings on the course of the fire escape are provided with fireproof wire glass, automatic closing windows, and fire proof self closing doors, and are provided with steel steps leading to the balcony, that in addition to the fire escape the building contains a 3 ft. 8 in. wide steel stairway from first story to roof enclosed in partitions of wood studs, covered both sides with metal lath and

cement plaster, equipped with fireproof self closing doors and provided with a fire retarded hallway at the first floor leading direct to the street; that there is a 3 ft. wide steel stairway from the cellar to the first story entrance hall which leads direct to the street; that this stairway is enclosed at the first story with fire retarded enclosure equipped with fireproof self closing door; that in addition there is an iron ladder at the front of the cellar leading to a 3 ft. by 4 ft. iron trap door at the street; that there will be no manufacturing in the cellar; that the building is provided with an automatic two-source sprinkler system supplied by a 10,000 gallon wood gravity tank and 7,500 steel pressure tank above the roof, and provided with ADT central office alarm; and

WHEREAS, the applicant contends that in view of the fact that the building exceeds by only one story the height for which fire escapes are acceptable, and in view of the small occupancy, and the two-source automatic sprinkler system, that it would constitute a practical difficulty and an unnecessary hardship for the owner to be required to comply with the strict requirements of the Labor Law; and

WHEREAS, the applicant has filed with this appeal a diagram indicating that it is proposed to equip the sidewalk trap door, serving as a means of egress from the engineer's ladder in the areaway, with an easily openable device of the spring lift type actuated by a spring lift bolt with pull chain to within four feet of cellar floor, the top door to be raised by torsion springs on the releasing of the spring lift bolt; and

WHEREAS, the applicant states that the areaway is heated by steam so that there is no possibility of the accumulation of snow and ice to prevent the operation of the trap door; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. App. 2013/53, Objection 1, and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that a two-source sprinkler system shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that the existing steel stairs to cellar shall be enclosed from cellar to first floor; that the number of occupants per floor shall be limited to the capacity of the primary means of exit; that the fire escape shall be equipped as proposed with a counterbalanced stair to street and a gooseneck ladder to roof; that the primary means of exit shall be carried to the roof as shown; that the engineer's ladder shall be equipped with an easy opening device opening from the underside as proposed and shown on plans filed with this appeal, marked "Received May 5, 1954" (4 sheets) and "December 30, 1954" (1 sheet); that the occupancy of the cellar shall be as proposed, for storage only and no manufacturing; and that a new certificate of occupancy shall be obtained.

722-54-A

APPLICANT—Ivan Pinsker, for Bush Terminal Buildings Co., owner (Gabriel Century Wood Heel Corp., lessee).

SUBJECT—Application September 12, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—872-890 3rd avenue (882 displayed), west side, 775 ft. north of 36th street, Block 679, Lot 1, Bush Building No. 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ivan Pinsker.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, Order No. 48205 LC, issued by the Fire Commissioner March 13, 1953, and referred to in a decision of the Fire Commissioner dated August 13, 1954, reads:

"Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this department when such order has been complied with.

"1. Provide a sprinkler system for the entire building, in accordance with C126-1375.0, and C19-11.0, Administrative Code."

and

WHEREAS, the applicant states the building is 12 stories, 166 ft. in height, 200 ft. by 125 ft. in area, of fireproof construction, erected 1916, located on a lot 200 ft. 4 in. by 700 ft. in area, in an unrestricted use, A area, Class 2 height district, and used and occupied since 1918 as follows: Basement—Winery, 15 persons; 1st floor—Winery, 15 persons; 2nd floor—Winery, 30 persons, and mfg. of flavor extracts, 25 persons; 3rd floor—Winery, 40 persons; 4th floor—mfg. of flavoring extracts, 40 persons; 5th floor—mfg. of food products, 20 persons, and mfg. of flavoring extracts, 50 persons; 6th floor—mfg. of food products, 20 persons; and mfg. of flavoring extracts, 50 persons; 7th floor—mfg. food products, 50 persons; 8th floor—mfg. of coats and dresses, 75 persons, and mfg. pharmaceuticals, 7 persons; 9th floor—food products warehouse, 10 persons; 10th floor—warehouse for extracts, 5 persons, and print shop, 50 persons; 11th floor—warehouse food products, 15 persons; 12th floor, mfg. wood heels, 68 persons, and glove mfg., 75 persons; no change in use or occupancy is now proposed; the building is provided with a standpipe system, a two-source sprinkler system throughout; and interior fire alarm system. There are five interior stairs of fireproof construction and one fire tower; stairhalls lead from roof bulkhead direct to street; and

WHEREAS, Certificate of Occupancy #3684 was issued upon NB App. 2630 of 1916 permitting the use of the building throughout as a factory, number of occupants not stated; and

WHEREAS, the applicant states that the building is provided with a 100 per cent sprinkler system equipped with an approved standpipe system and an ADT connected fire alarm system; that the sprinkler system is fed from a 30,000 gallon storage tank on the roof of the building in question and is tied in with the Bush Central Sprinkler and Standpipe System consisting of a total of 372,000 gallons of water tankage contained in 10 roof tanks and distributed to any point in the Bush Building system by means of two 1500 gallon per minute pumps, one electric and one steam driven located in the power house at 32nd St. and 2nd Avenue; that a constant pressure of 85 lbs. per sq. in. is maintained on the sprinkler system; and

WHEREAS, this sprinkler system was accepted by the Board under Cal. No. 782-42-A; and

WHEREAS, the applicant states that the Gabriel Century Wood Heel Corp. occupies approximately 17,000 sq. ft. of the 12th story and is engaged in the manufacture of wood heels; that less than 900 sq. ft. of this space is used for the storage and handling of celluloid and paints, softeners, etc., and that approximately 500 sq. ft. is assigned for the storage and handling of celluloid that a total of 300 lbs. of celluloid is stored in a separate storage closet 10 ft. 6 in. by 3 ft. 3 in. in area constructed of 4 in. cinder blocks covered both sides with $\frac{3}{4}$ in portland cement mortar and equipped with an Underwriter's approved fireproof self-closing door at the opening; that this closet is ventilated by a 10 in. by 16 in. galvanized metal duct running to the outside of the building; that the sprinkler system has been extended into the celluloid storage closet and two approved heads are provided therein; that all stock is stored on steel shelving; that a rigid stem vapor proof light is provided inside the closet with an explosion proof switch on the outside; that the celluloid used is received pre-cut to size for covering wood heels manufactured in this plant; that only enough material for a day's

work is removed from the celluloid storage closet and placed in metal pans equipped with self-closing covers containing a softener; that the only tool used by the workers in handling the celluloid is a pair of scissors with which to finish shaping the softened celluloid to the heel on which it is fitted; that a maximum of four workers handle the celluloid and all operations are under the supervision of a person holding a Certificate of Fitness from the Fire Department; that all spraying operations are performed in an approved type metal spray booth by a person holding a Certificate of Fitness from the Fire Commissioner; that the spray gun storage container for paints holds one half pint and less than two quarts a day are sprayed; that the spraying installation complies with the Board's Paint Spray Rules; that all lights in the celluloid work room are of the explosion proof type; that all celluloid scrap is kept under water in a metal pan with a self-closing cover and removed as required by the Fire Department; that two 15 pound CO₂ extinguishers are maintained in the celluloid work room and in the store room for paints and other flammables; that water pails, as required by the Fire Department, are provided at each celluloid work room bench; and

WHEREAS, the applicant states that it is proposed to provide a six inch high sill at doors leading to celluloid storage closet and paint storeroom, and that a double thickness of 20 mesh copper or bronze screening will be installed at duct opening in celluloid closet and a one-quarter inch mesh screen at duct termination; that all steel shelves in the celluloid closet will be slotted to permit dispersion of water should the sprinkler system operate; that a one-quarter inch mesh copper or bronze screen will be installed at the termination of the spray booth vent duct; that a 12 in. by 12 in. fixed louvre will be installed in the celluloid work room and in the paint storeroom to provide adequate air intake; and

WHEREAS, the applicant states that the Board permitted the same lessee to occupy a portion of the fourth floor of the adjoining Bush Building No. 9, under Cal. No. 181-47-A, for the same operation substantially as conducted on the premises now in question; and

WHEREAS, the applicant therefore requests that the Board permit the applicant to use 300 lbs. of celluloid, 200 gallons of lacquer, 50 gallons of lacquer thinner, 50 gallons of celluloid cement; 50 gallons heel cement and 10 gallons of rubber cement under the conditions shown in this appeal and whatever additional safeguards the Board may deem necessary in the interest of public safety.

Resolved, that the decision of the Fire Commissioner, as expressed in Objection 1 of Order #48205 LC, dated August 13, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the sprinkler system in the entire building #10 shall comply with the requirements of the resolution adopted by the Board on November 21, 1944, under Cal. Nos. 782-42-A in which Building #10 is included and 806-42-A; that the connection to fire headquarters through approved central station as proposed shall be maintained; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

372-54-A—Vol. II

APPLICANT—H. E. Horwood, for Colkat Inc. (Baker Linen Co., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal based on a new decision—re Appeal from a decision of the borough superintendent; previously denied.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 8 in. south of Lisenard street (cellar); Block 194, Lot 20, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider new proposal.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 2 P. M. for further consideration after applicant has filed revised plans providing some other means of exit; hearing previously closed.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 2 P. M. for further consideration after applicant has filed revised plans providing some other means of exit; hearing previously closed.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Melvin E. Kessler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 2 P. M. for inspection and decision; hearing closed.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: A. Halpern.

For Owner: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 2 P. M. at request of owner's representative, to file a zoning application according to the regular procedure.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: A. Halpern.

For Owner: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 2 P. M. at request of owner's representative, for filing of zoning application according to the regular procedure.

453-20-BZ—Vol. III

APPLICANT—Herman Kron, for Philip Tarter and Leon Igel, owners (Stratford Garage Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in penthouse and extension of same as new 4th story to be used as storage garage for more than five cars, which proposed extension is within 200 ft. of Riverside parkway and within 200 ft. of a school.

PREMISES AFFECTED—323-325 West 96th street, north side, 50 ft. 6 in. east of Riverside drive, Block 1887, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on April 24, 1951, on certain conditions; and

WHEREAS, the resolution was amended on March 18, 1952 and December 2, 1952; and

WHEREAS, time to obtain permits and complete the work was extended on February 3, 1953 and February 24, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1951, and thereafter *amended* through February 24, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and a portion of the alteration work has been completed and the balance is to be completed this spring, that all permits required shall be obtained and all work completed within six months of the date of this amended resolution." (Alt. App. 1299/50)

MINUTES

660-23-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance for parking—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7e, 7h and 7i of the zoning resolution, permitting in a residence use district, the reconstruction of existing gasoline service station to include the lubritorium, car washing, repairs to motor vehicles and the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—150-154 Van Cortlandt avenue and 190-202 St. George's Crescent, southeast corner, Block 3313, Lot 18, Borough of the Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 21, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 17, 1923, and thereafter *amended* by resolutions adopted through March 21, 1950 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five (5) years from the date of this *amended* resolution, to permit the parking and storage of motor vehicles on the balance of the premises to the east; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. Applic. 633/49)

1357-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Marvel I. Hory, owner.

SUBJECT—Application for consideration—reopening and amendment as to rearrangement of premises—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district, the creation and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, store and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4467-4479 Broadway and 700-706 West 192nd street, southwest corner, Block 2180, Lot 513, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 30, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 30, 1954, by adding thereto:

"that in the event the owner desires to change the location of the accessory building, as now shown on revised plans marked, "Received, February 3, 1955 (one sheet), such change in location may be made *on condition* that in all other respects the above cited resolution shall be complied with and that the wall of the rear lot line and side lot line previously interrupted by the walls of the accessory building, as then located, shall now be continuous in view of the relocation of the accessory building; that the subdivision of the space and location of the partitions may be as indicated on such revised plans marked, "Received, February 3, 1955"; that the relocation of the partitions and the insertion of a door may be permitted; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 62/54)

110-37-BZ—Vol. II

APPLICANT—Schwartzberg and Mozor, for Mary Goldstein, owner, (Ida Burns, doing business as Park Slope Parking Arena, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a temporary term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—345-349 9th street, north side, 240 ft. west of 6th avenue and 134-332 8th street, Block 1005, Lots 31 to 36 inclusive, 57, 58, 59, 28 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin W. Schwartzberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 15, 1940, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on January 13, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1940, as thereafter *amended* by resolutions adopted through January 13, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited, shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained." (Curb Cut App. 1583/40 as last denied Feb. 18/55)

395-46-BZ

APPLICANT—Ingram S. Carner, for Tri-Line Motors Inc. and Eckoff Holding Corp., owners (Tri-Line Motors Inc., lessee).

MINUTES

SUBJECT—Application for consideration—reopening and amendment as to six additional gas tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change of occupancy from public garage to repairing and servicing of cars, parts department, auto show room, office, wheel alignment, brake testing, gasoline service station, storage of more than five motor vehicles, auto laundry and sale and display of used cars.

PREMISES AFFECTED—155-157 Empire boulevard, 1727-1749 Bedford avenue, northeast corner and 112-122 Sullivan place, Block 1307, Lots 1 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1946, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 9, 1947; and

WHEREAS, the resolution was amended from time to time and last amended on November 16, 1948; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 10, 1946, and as thereafter *amended* by resolutions adopted through November 16, 1948, by adding thereto:

"that the number of gasoline storage tanks shall not exceed ten (10) 550 gallon approved tanks; Alt. App. 3014/54, as passed on by the Borough Superintendent under Objection dated November 4, 1954, and as shown on plans filed with this request for amendment marked, "Received, February 8, 1955" (one sheet).

844-47-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application for consideration—reopening and amendment as to two additional gas tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station, lubricatorium and auto laundry.

PREMISES AFFECTED—9701-9715 Ditmas avenue and 731-739 Rockaway parkway, northeast corner, Block 8115, Lots 6 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1947, on certain conditions; and

WHEREAS, time to submit plans for approval was extended on March 23, 1948; and

WHEREAS, plans and revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on October 4, 1949; and

WHEREAS, amended plans, submitted as being in substantial compliance with the Board's requirements, were approved on March 21, 1950; and

WHEREAS, time to obtain permits and complete the work was extended on February 15, 1949 and October 17, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 16, 1947, and as thereafter amended by resolutions adopted through October 17, 1950, by adding thereto:

"that the number of approved gasoline storage tanks may be increased by two tanks, making a total of eight such tanks, as shown on plans filed with this request for amendment marked, 'Received, February 8, 1955' (one sheet); and that in all other respects the above cited resolutions shall be complied with". (Misc. App. 1800 of 1954).

765-49-BZ

APPLICANT—Burke, Green and Groh, for Clarence Knickman and Helen M. Meyer, owners.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the parking and storage of more than five but less than two hundred motor vehicles, the maintenance of the existing two garages in rear of plot for three cars, and outdoor sale and display of more than five motor vehicles.

PREMISES AFFECTED—164-11 to 164-19 Hillside avenue, north side, 100.28 ft. east of 164th street, Block 9836, Lot 6, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McGee.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 28, 1950, on certain conditions; and

WHEREAS, the resolution was amended on May 16, 1950; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1950, as *amended* by resolution thereafter adopted on May 16, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivisions e and h for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 2331/49)

319-23-BZ—Vol. III

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application for consideration—reopening and consider proposed revised plans for gasoline station, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition,

MINUTES

under section 7f of the zoning resolution, permitting in a residence and business use district, for a term of years, the erection and maintenance of a gasoline service station, car washing and lubritorium.

PREMISES AFFECTED—Northwest corner of East Tremont and Dewey Avenues, Block 5561, Lot 95, Borough of the Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider revised proposal for a gasoline station previously granted but which expired by limitation.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

66-38-BZ—Vol. I

APPLICANT—Unger and Unger, for Federal Savings and Loan Association, new owner (Village Parking Station, lessee).

SUBJECT—Application for consideration—reopening and consider curb cut on redeemed area of lot previously permitted for entire block front and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—340-354 6th avenue, east side, from West 4th street to Washington place, 151 West 4th street and 88-90 Washington place, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Feldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing March 15, 1955, at 10 A. M., to consider extension of term of variance, waiving all requirements except new decision of the borough superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

802-41-BZ

APPLICANT—Nathaniel C. Saxe, for David Koss, owner.

SUBJECT—Application for consideration—reopening and restore to docket and consider revised plans and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—219 Beach 26th street, west side, 100 ft. south of Edgemere avenue and 220 Beach 27th street, Block 280, Lot 10, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket for consideration of revised plans and extension of term of variance; previously dismissed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

160-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Enlaw Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider additional use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7A and 7h of the zoning resolution, permitting in the residence use portion of the plot, the parking of customer's motor vehicles, the continuance of parking of patrons' cars in the business use district and permitting the removal of glass blocks and the substitution of plate glass, creating a show window more than the permitted distance from the intersection, in proposed restaurant and amusement center.

PREMISES AFFECTED—760-778 East 189th street, east side, from Southern boulevard to Prospect avenue, 2455-2479 Southern boulevard and 2450-2480 Prospect avenue, block 3115, Lots 21, 25, 29, 30 and 31, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

209-46-BZ—Vol. IV

APPLICANT—Edmund T. Mallory, for Northern Chevrolet, Inc., former owner, H. M. Williams Company, Inc., new owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider extension of use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7i and 7h of the zoning resolution, permitting in the business district portion of a lot located in a residence and business use district, the extension of existing building and used to be used as an auto showroom, offices, parts department, greasing, washing, minor repairs, welding, spray booth, wheel alignment, and one gasoline pump; and permitting the existing used car portion of lot to remain, and permitting the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—93-01 to 94-05 Northern boulevard and 32-36 to 32-62 Junction boulevard, northwest corner and 32-57 to 32-63 93rd street, Block 1432, Lot 45, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV and set for hearing March 13, 1955, at 10 A. M., waiving all requirements except a new decision of the Borough Superintendent and to permit legal publication in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 3:35 P. M.

JOSEPH J. DOYLE, Chief Clerk.

PUBLIC HEARING

PROPOSED RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS CAL. NO. 64-55-SR

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 11, 1955*, at 10 A. M., in room 1013, Municipal Building, Manhattan, on the Proposed Rules for Approval and Use of Air Entraining Portland Cements.

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM Designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes Types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of $\frac{3}{8}$ " than for air-entrained concretes made with aggregates of $1\frac{1}{2}$ " to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division, and Eivind Fognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained

exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 605, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

Authority.

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

- 1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.
- 1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City, pursuant to Section C26-312.0(c)2 of the Administrative Building Code.
- 2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:
- 2.1 Concrete containing air-entraining cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
- 2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 of the Administrative Code, except that the percentage of fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.
- 2.3 When plain concrete containing air-entrained cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be $7\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be $6\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, March 18, 1955*, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

- 1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

- 9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 25, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those existing dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the

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solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used

and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "heretofore established" shall mean those dry cleaning establishments established on or after January 1, 1953 up until the effective date of these Rules.

1.5. The term "hereafter established" shall mean those dry cleaning establishments established after the effective date of these Rules.

1.6. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

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- 1.7. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.8. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals and Affidavits.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings by either the owner, lessee or agent of such premises on forms customarily furnished by the Department and an approval of the Department of Housing and Buildings obtained thereon.
 - 2.1.1. Before the Department of Housing and Buildings shall approve any plans of such hereafter established dry cleaning establishment which are Class B dry cleaning establishments the Fire Commissioner shall approve the plans submitted to the Department of Housing and Buildings as required by Rule 2.1.
- 2.2. The proprietors or agents of any heretofore established cleaning establishment shall file with the Department of Housing and Buildings statements under oath on forms furnished by the Department of Housing and Buildings as to the aggregate dry load capacity of the dry cleaning unit or units and the gross floor area of said establishment used in accordance with the Zoning Resolution, Sections 4(a), 53(b), and Rules 3.1 and 3.2.
- 2.3. The requirements of Rules 2.1, 2.1.1 and 2.2 shall not apply to existing dry cleaning establishments. The requirements of Rule 2.2 shall not apply to those heretofore established dry cleaning establishments which have previously obtained approvals on plans from the Department of Housing and Buildings where information substantially similar to that required to be furnished under said Rule 2.2. is on file with the said Department of Housing and Buildings.
- 2.4. All premises which contain existing dry cleaning establishments as well as all heretofore established and hereafter established dry cleaning establishments complying with the provisions of Rules 2.1, 2.1.1, 2.2 and 2.3 shall not be required to obtain a special certificate of occupancy relating to the use of the premises for a dry cleaning establishment.
- 2.5. No dry cleaning unit shall be installed six months after the effective date of these Rules unless such unit is approved by the Board of Standards and Appeals or unless an application for approval of the cleaning unit is filed with the Board of Standards and Appeals and a calendar number issued in connection therewith and a statement under oath is filed by the proprietor of the dry cleaning establishment or his agent that the dry load capacity of such dry cleaning unit is not greater than sixty pounds as defined below in Rule 2.6.
- 2.6. The dry load capacity of all dry cleaning units for the purpose of these rules and the Zoning Resolution shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.7. No dry cleaning solvent shall be used six months after the effective date of these Rules unless such solvent has been tested and rated by the Fire Commissioner or unless an application for such testing

and rating of such dry cleaning solvent is made with the Fire Commissioner.

- 2.7.1. It shall be unlawful to use any dry cleaning solvent in any dry cleaning unit having a flash-point other than that for which the dry cleaning unit is designed.

- 2.8. Except as otherwise expressly required by these Rules, nothing shall require any change in the construction, use of occupancy of any existing dry cleaning establishment or any change in the construction, use or occupancy in any heretofore established dry cleaning establishment which conforms with Sections 4(a), 53(a), (b) and (c), and Sections 4 (A), 4 (B) and 4 (C) of the Zoning Resolution adopted by the City Planning Commission on January 21, 1953.
- 2.9. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No dry cleaning establishment which is a heretofore established dry cleaning establishment or a hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles. The use of such basement or cellar area may include the installation and use of a boiler, dead or cold storage, storage of supplies, storage and filtration of solvents and space utilized for specialized washing equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by the non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a laundrette, shirt laundering, shoe repairing, tailoring and alteration of garments, fur cleaning and glazing, and fur storage.
- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building:
 - 3.2.1. which is of wood frame construction;
 - 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
 - 3.2.3. any part of which establishment is within 20 feet of any public building.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

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4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings of any such dry cleaning establishment shall be fire-retarded with one-hour fire resistive materials and doors or in lieu thereof with one approved automatic one-inch wet pipe sprinkler head located over the cleaning unit which shall have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

5.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following:

6.1. No power or heating boiler having a grate area in excess of 3 square feet shall be permitted in the same area or space where dry cleaning units are located

unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing, heretofore established or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. No smoking shall be permitted in any such establishment except Class A establishments where fewer than six employees are employed. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.

7.3. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.4. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.5. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units.

8.2. All Class A dry cleaning establishments whether existing, heretofore established or hereafter established shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of any hereafter established dry cleaning establishment whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof or legal street grade of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan and the terminal of the exhaust, shall be at least five feet from any legal ventilating openings if said legal ventilating windows or legal ventilating openings lie on the

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same plane as the said exhaust terminal and when the said legal ventilating windows, or other legal ventilating openings lie on a plane which faces in the direction of the exhaust terminal the said terminal shall be at least 10 feet away from the same.

- 8.4. In all Class A dry cleaning establishments whether existing, heretofore established or hereafter established, all solvent used in the dry cleaning unit shall either (a) be received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system; or (b) be received and stored in a tank or tanks and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments whether of Class A or Class B or whether existing, heretofore established or hereafter established.

- 9.2. The proprietor of any Class A establishment whether existing, heretofore established or hereafter established, shall furnish to any person cleaning out a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type respirator for his use during the process of cleaning out any such unit.

- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Date of Rules.

The effective date of these rules is (the date of actual adoption).

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Address all communications to the Chairman

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COURT DECISION

Matter of Conwall Corp'n. vs. Murdock:—On July 14, 1953, the Board denied an application under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), storage and sale of accessories, motor vehicle repairs and an office, and to permit the parking and storage of motor vehicles waiting to be serviced; Cal. No. 116-53-BZ; premises 162-11 to 162-29 Union Turnpike and 78-40 to 78-46—164th Street, northwest corner, Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Pette reversed the Board in the following decision:

"In this proceeding, brought pursuant to article 78 of the Civil Practice Act, respondents move for an order vacating an order of certiorari to review their determination affirming a decision of the borough superintendent of buildings denying petitioner's application to permit the subject property to be used as 'a factory to manufacture picture frames and kindred items.' The premises are located in a residence district. In 1919 the structure, a garage for more than five vehicles, was erected pursuant to a variance then granted. Further variances for non-conforming use were thereafter granted for limited periods of time, the last of which, in 1951, permitted the premises to be used until May 15, 1956, for the manufacture of venetian blinds. The record discloses that there has been no change in the character of the neighborhood, that is to say, structurally, and that there is no difference between the process employed in the manufacture of picture frames and kindred articles and the manufacture of venetian blinds. Indeed, the record discloses that the process employed in the manufacture of venetian blinds is more dangerous or deleterious than that employed in the manufacture of picture frames, &c. In view of the foregoing and the date upon which the certificate of occupancy last issued is to expire, the court is constrained to find that the respondents' determination is arbitrary and unreasonable. Accordingly the motion to dismiss is denied, the determination of the board is reversed and annulled and the borough superintendent of buildings is directed to issue a certificate of occupancy, as prayed, for a period ending May 15, 1956. Settle order."

(N.Y.L.J., August 4, 1954, p. 4.) (Bulletin October 12, 1954, page 1517).

Upon further court review, the appellate Division reversed the order at special term on the law and the facts with \$50.00 costs and disbursements. Dismissed the proceeding and reinstated and confirmed the determination of the Board of Standards and Appeals. The court stated in part, citing cases, "There was a reasonable basis for the action of the Board in harmony with the general purposes of the zoning resolution"—"Its determination has support in the evidence and is not arbitrary"—"The court may not substitute its judgment for that of the Board's"—"The mere fact that similar permits were granted to others in the same locality affords no valid reason for insisting on the issuance of a permit for a special exception use in this case." (New York Law Journal March 8, 1955).

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128-55-BZ—H.B.M.—218-222 East 65th street, south side, 280 ft. east of 3rd avenue, Block 1419, Lots 35, 36 and 37, Borough of Manhattan, Alt. 133-53—re parking and storage of motor vehicles.

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130-55-A—H.B.B.—988-990 Atlantic avenue, south side, 20 ft. east of Grand avenue, Block 1125, Lots 5 and 6, Borough of Brooklyn, Alt. 2432-54—re non-fireproof construction; stairs, etc.

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139-55-BZ—H.B.Q.—242-02 to 242-80 61st avenue (242-20 official), south side 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lot 100 and Block 8291, Lot 180, Bayside, Borough of Queens, N.B. 133-55—re golf driving range, and parking of cars.

140-55-A—H.B.Q.—242-02 to 242-80 61st avenue (242-20 official), south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lot 100 and Block 8291, Lot 180, Bayside, Borough of Queens, N.B. 133-55—re frame building, etc.

141-55-BZ—H.B.B.—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17, Borough of Brooklyn, Alt. 4700-54—re change in use of motion picture theatre to dress manufacturing, offices and storage, etc.

142-55-A—H.B.B.—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17, Borough of Brooklyn, Alt. 4700-54—re exits.

143-55-A—F.D.—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond, Decision re Order No. 5467-4—re storage of celluloid.

144-55-SM—Taco Tank Corp. of America Inc. 550 Gallon Gasoline Storage Tank, manufactured by Taco Tank Corp. of America, Inc., Material.

145-55-SM—Taco Tank Corp. of America, Inc. 275 Gallon Fuel Oil Storage Tank, manufactured by Taco Tank Corp. of America, Inc., Material.

146-55-SA—Cavicanscrape-All (garbage scrapper, prewasher and rinser), manufactured by L. J. Cavi, Appliance.

147-55-BZ—H.B.Bx.—3500 East Tremont avenue, northwest corner of Barclay avenue, Block 5531, Lots 35 and 37, Borough of The Bronx, N.B. 1369-52—re gasoline service station, car wash, lubritorium, sale of accessories, etc.

148-55-BZ—H.B.M.—431-473 Canal street, 73-93 Varick street and 75-99 Watts street, Block 226, Lot 1, Borough of Manhattan, Alt. 1981-54—re loading berth.

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149-55-A—H.B.Bx.—1347-1349 Boston road, north side, 288.06 ft. west of Jefferson place, Block 2934, Lot 52, Borough of The Bronx, Amendment to Alt. 84-55—re exits, etc.; cellar stair.

150-55-BZ—H.B.B.—2861-2865 West 29th street, east side, 190 ft. north of Mermaid avenue, Block 7011, Lot 61, Borough of Brooklyn, Alt. 295-55—re parking and storage of motor vehicles in a residence use district.

Restored to Docket

758-49-A—Vol. IV—H.B.M.—191-193 Canal street, north side, 50 ft. west of Mott street, 5th and 6th floors; Block 205, Lot 32, Borough of Manhattan, Amendment to Alt. 2015-54.

497-53-A—H.B.M.—324-328 Lafayette street, west side, 116 ft. 1¾ in. south of Bleecker street and 159 Crosby street, Block 522, Lot 28, Borough of Manhattan, Amendment to Alt. 373-53.

721-46-SM—"Wont-Burn" Flameproofing material (re-opened for report as to additional trade name—"Kno-Burn"), manufactured by Resistal Paint Mfg. Co., division of Brytenu Chemical Mfg. Co., owner.

657-46-SA—Hotpoint Dishwashers, Models MC18, MCP18, MC20 and MCP20, manufactured by Hotpoint Co., Appliance.

35-54-SM—Vol. II—Reliance Tru-Fit, Model F-77, manufactured by Reliance Tubular Products Co., Material.

208-54-SM—Dresser Couplings and Fittings, Style 38, 65 and 90 (reopened for test and report as to extension of usage), manufactured by Dresser Manufacturing Division of Dress Industries, Inc., Material.

193-50-BZ—Vol. II—H.B.Bx.—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx, N.B. 1492-54.

170-37-BZ—Vol. II—H.B.Q.—79-05 Little Neck parkway and 253-02 to 253-08 Union turnpike, southeast corner, Block 8690, Lot 63, Floral Park, Borough of Queens, Alt. 2270-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Blended Cements, Rules for Testing and Use of	Feb. 8, 1955—Vol. 40, No. 6
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28

	Last Publication
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire resistive, Flameproof Materials, etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct. 19, 1954.
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	Sept. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Nov. 17, 1953—Vol. 38, No. 46A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 8, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 8, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

Laid over from January 4, 1955, to January 25, 1955, for inspection and decision without further argument; hearing closed; then laid over from January 25, 1955, to March 8, 1955, at request of the applicant.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories, and office.

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PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; applicant to file corrected drawing with proper widening dimensions for 131st street and 14th avenue and a revised plot plan of proposed lay out including the widening.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; hearing closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed; then to March 8, 1955, applicant to consult with the Park Department as to approved plans for 30 foot restriction, and for revised plans.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

Laid over from January 4, 1955, to February 8, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, applicant to file revised plans; hearing closed; then to March 8, 1955, for applicant to file revised plans; hearing previously closed.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol.

II—re decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

Laid over from February 8, 1955, to March 1, 1955, for applicant to file revised plans, and for inspection, hearing closed; then to March 8, 1955, for consideration by the Board; hearing previously closed.

489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner, Block 3820, Lot 4, Springfield Gardens, Borough of Queens.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph for M. F. & S. Plumbing Supply Co., owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, permitting in a business use district the extension in use and area of existing gasoline service station and the parking and storage of motor vehicles (previously granted by the Board for a term of fifteen years, expires September 1964), to include auto laundry, lubritorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner, Block 542, Lot 1, Arverne, Borough of Queens.

421-37-BZ—Vol. II

APPLICANT—Henry Nordheim, for Antonio Moccia, owner.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—1108 East 216th street, south side, 3.07 ft. west of Wilson avenue, Block 4710, Lots 22 and 23, Borough of The Bronx.

517-54-BZ

APPLICANT—Charles Abrahams, for John Hinke and Peter Breunig, owners.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—62-21 to 62-23 Metropolitan avenue, north side, 225 ft. east of 62nd street, Block 2771, Lot 52, Middle Village, Borough of Queens.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

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771-54-BZ

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application October 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, G1 area district the extension of existing building, without the required set-back from mapped street.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road, Block 12981, Lot 118, Rosedale, Borough of Queens.

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street, and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

859-54-BZ

APPLICANT—John F. Fitzsimons, for Diedrich and Anna M. Grube, owners.

SUBJECT—Application November 10, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district the change in occupancy from one family dwelling to two family dwelling without the required side yard on northerly side of lot.

PREMISES AFFECTED—93-09 239th street, east side, 80 ft. north of 93rd road, Block 7999, Lot 9, Bellerose, Borough of Queens.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grand avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MARCH 8, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 8, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

876-54-SA

APPLICANT—R. A. Lundberg, agent for Youngstown Miller Corporation, owner.

SUBJECT—Application November 10, 1954—Youngstown Miller Heat Transfer Systems, approval of.

178-54-SM

APPLICANT—Republic Brass Company, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Republic Brass Co., Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control, Spray Head; previously approved.

591-54-SM

APPLICANT—Wolverine Brass Works, owner.

SUBJECT—Application July 12, 1954—Wolverine Brass Works Non-syphon Ballcocks (with different shanks), No. 1871-1/2 1L and 1872-SL, approval of.

539-53-SM

APPLICANT—E. I. DuPont de Nemours and Company, owner (Perma Dry Company, Inc., agent).

SUBJECT—Application reopened December 21, 1954, for amendment to resolution re X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

42-51-SA

APPLICANT—Ribelle V. Perotta, for Delta Heating Corporation, owner.

SUBJECT—Application reopened January 4, 1955—as to amendment of resolution—re Delta Oil Fired Unit Heater, Models UH-220, UH-196, UH-168, UH-140 and UH-112; previously approved.

520-48-SM

APPLICANT—Severud, Elstad and Krueger for Precast Building Sections, Inc., owner-manufacturer.

SUBJECT—Application reopened December 7, 1954, for amendment of resolution—re Precast Building Sections (Masonry Walls); previously approved.

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.

SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner.

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SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Borough of Manhattan.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Company, owner.
SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.
SUBJECT—Application reopened November 4, 1953 as Vol. IV—re Appeal from a decision of the borough superintendent, previously granted on condition.
PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street, Block 3302, Lots 23, 24 and 25, Borough of The Bronx.

378-54-A—Vol. II

APPLICANT—Maxfield Blaubeux, for Fulrick Realty Corp., owner.
SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—580-598 Fulton street and 63-81 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.
SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

429-54-A

APPLICANT—Leonard F. Rothkrug, for Theresa E. Ferrara, owner.
SUBJECT—Application June 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—107 Roebling street, east side, 25 ft. south of North 6th street and 244 North 6th street, Block 2338, Lots 7 and 9, Borough of Brooklyn.

527-54-A

APPLICANT—Herman E. Horwood, for 540 Pearl Street, a partnership.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—536-540 Pearl street, north side, 25 ft. west of Elk street, Block 157, Lot 22, Borough of Manhattan.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.
SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silveriox Falconieri, owners.
SUBJECT—Application February 1, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.
SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. $\frac{3}{4}$ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

MARCH 11, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 11, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

64-55-SR

SUBJECT—Proposed Rules for Approval and Use of Air Entraining Portland Cements.

HARRIS H. MURDOCK, *Chairman*.

MARCH 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.
SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).
SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use

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district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed; then to March 15, 1955, for inspection and decision; hearing previously closed.

765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

Laid over from January 18, 1955, for inspection; date to be set; then set for further hearing on February 23, 1955; then laid over from February 23, 1955, to March 15, 1955, for inspection and decision; hearing closed.

414-54-BZ

APPLICANT—Schrank and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265.22 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

Laid over from February 23, 1955, to March 15, 1955, for inspection and decision; hearing closed; no further argument.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

Laid over from February 23, 1955, to March 15, 1955, for inspection, if necessary, and decision; hearing closed.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument; hearing closed; then to March 15, 1955, for applicant to submit revised plans showing parapet wall not less than 5 ft. 6 in. high, properly reinforced on all sides where walls of adjoining buildings do not occur; hearing previously closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for inspection and decision; hearing previously closed; then to March 1, 1955, for further consideration; then to March 15, 1955, applicant to file revised plans.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubricatorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department.

66-38-BZ—Vol. I

APPLICANT—Unger and Unger, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened February 23, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a local retail use district the change of location of curb cut for reduced parking lot.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

209-46-BZ—Vol. IV

APPLICANT—Edmund T. Mallory, for H. M. Williams Co., Inc., owner.

SUBJECT—Application reopened February 23, 1955 as Vol. IV—re (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution, to permit in the business use portion of plot located in a residence and business use district the addition of a fireproof canopy alongside building under construction and to provide a shelter at corner of auto showroom and to permit removal of old brick piers at present main entrance at corner of Northern boulevard and Junction boulevard and replace with glass and masonry.

PREMISES AFFECTED—93-01 to 94-05 Northern boulevard and 32-36 to 32-62 Junction boulevard, northwest corner and 32-57 to 32-63 93rd street, Block 1423, Lot 45, Jackson Heights, Borough of Queens.

741-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Valentine Realty Corp., owner (Forack Corp., lessee).

CALENDAR

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change in use from ordinary storage in cellar to garage for motor vehicles.

PREMISES AFFECTED—250 East 187th street and 2400 Ryer avenue, southeast corner, Block 3152, part of Lot 11, Borough of The Bronx.

534-47-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for Avelyn F. Goldstein, owner (Packard, Jamaica, lessee).

SUBJECT—Application reopened October 14, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from office, storage and shipping of tires, auto accessories, and incombustible materials, to office and storage of more than five motor vehicles waiting to be serviced in adjoining building on Lot 31.

PREMISES AFFECTED—150-34 Hillside avenue, south side, 200 ft. west of 153rd street, Block 9697, Lot 26, Jamaica, Borough of Queens.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

914-54-BZ

APPLICANT—Edward B. Moebus, for Lockwood Greene Engineers, Inc. (Western Electric Co., Inc., owner).

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a business and manufacturing use district the erection and maintenance of a structure to be used as a repair shop, warehouse, office, more than the permitted height within two miles from an airport.

PREMISES AFFECTED—135-02 Springfield boulevard, southwest corner of Merrick boulevard, Block 13007, Lot 31, Springfield Gardens, Borough of Queens.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 15, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

136-53-SA

APPLICANT—Ace Cabinet Corporation, owner.

SUBJECT—Application February 5, 1953—Ace Clothes Dryer (gas fired), Model 400, approval of.

119-47-SM

APPLICANT—The Cincrete Corporation, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional cinder block and cinder brick—re Durablock Cinder and Concrete Building Block; previously approved.

395-54-SM

APPLICANT—Cincrete Corporation, owner.

SUBJECT—Application April 27, 1954—Durablock Cinder Cavity Wall Block (8x8x16 inch Hollow Load Bearing Cinder Cavity Wall Block), approval of.

CALENDAR

915-51-SA

APPLICANT—The American Laundry Machinery Company, owner.

SUBJECT—Application reopened September 15, 1953—for amendment to resolution as to additional models—re American Truclen Dry Cleaning Unit complete or separate installation of the Washer, Extractor Unit, Filter or Service Unit; previously approved.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway 2nd floor); Block 286, Lot 60, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

262-36-A—Vol. III

APPLICANT—Joseph A. Marek, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

376-54-A

APPLICANT—Sidney Daub, for Cosmopolitan Corp., owner.

SUBJECT—Application May 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue, Block 1273, Lot 22, Borough of Manhattan.

532-54-A

APPLICANT—M. Allen Schlendorf, for Amelia Trunz, owner (Trunz, Inc., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1672 Sheepshead Bay road, west side, 37 ft. $\frac{3}{4}$ in. north of Voorhies avenue, Block 7461, Lot 44, Borough of Brooklyn.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.

SUBJECT—Application October 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue, and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn.

970-54-A

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application December 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—125-01 Queens boulevard, northwest corner of Hoover avenue, Block 9653, Lot 1, Kew Gardens, Borough of Queens.

98-55-A

APPLICANT—J. Paul Frampton, for Benjamin Bernstein, owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—928 Halsey street, south side, 160 ft. east of Saratoga avenue, Block 1495, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

MARCH 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 22, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.
SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

Laid over from January 25, 1955, to February 15, 1955; applicant to notify affected property owners by regular mail; then to March 22, 1955, for inspection and decision; hearing closed.

CALENDAR

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

Laid over from February 8, 1955, to February 15, 1955, at the request of objector, applicant agreeing; no further request for adjournment; hearing closed; then to March 22, 1955, for inspection and decision, without further argument.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, south east corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; applicant to file information as to status of violation on the building; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; hearing previously closed; then to March 22, 1955, at the request of the applicant; no further requests for adjournment.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326,

Laid over from February 23, 1955, to March 22, 1955, for inspection and for investigation of lawful records of the occupancy of the area and for the Park Department to furnish the Board with further information as to the park conditions and area; hearing closed; no further argument.

CALENDAR

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue and 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed; applicant to submit list of houses in area occupied as two family dwellings.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle

repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10 $\frac{3}{4}$ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, for applicant to obtain an additional decision, from the Borough Superintendent, under Section 19g, and also as to whether the 3rd floor is occupied as a separate space complying with the requirements for a two-family building or is in the category of a single family house with rooms rented out.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

Laid over from February 23, 1955, to March 1, 1955, for applicant to file revised plans, hearing closed; no further argument; then laid over from March 1, 1955, to March 22, 1955, for inspection and for information as to approved grades of streets and sewers from the applicant.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

CALENDAR

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.
PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

557-28-BZ—Vol. II

APPLICANT—Siegel and Green, for Richard Carrol, Inc., owner (William Gordon, lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of gasoline selling station in front of existing public garage for more than five motor vehicles.

PREMISES AFFECTED—2717 Reservoir avenue, west side, 242.21 ft. north of West Kingsbridge road, Block 3248, Lot 46, Borough of The Bronx.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

801-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Teresa Romano, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the addition of motor vehicle repairs, brake-testing, wheel alignment and the parking and storage of motor vehicles, to existing gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—72-01 to 72-09 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner, Block 2843, Lot 45, Maspeth, Borough of Queens.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

806-54-BZ

APPLICANT—Burke, Green and Groh, for Milton and Esther Mittelman, owners.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the maintenance of existing dwelling, without the required set back from street line.

PREMISES AFFECTED—170-15 69th avenue, north side, 40 ft. west of 171st street, Block 6924, Lot 3, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 22, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 22, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleecker street, Block 540, Lot 30, Borough of Manhattan.

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337-54-A

APPLICANT—Sidney Daub, for Mutnick Holding Corp., owner.

SUBJECT—Application April 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Greene street, east side, 226 ft. ¼ in. south of West Houston street, Block 513, Lot 6, Borough of Manhattan.

822-54-A

APPLICANT—Samuel November, for American Welfare Association, Inc. of New York, owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

763-54-A

APPLICANT—Elias K. Herzog, for Lynn Operating Corp., owner.

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

MARCH 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 29, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed; then to March 1, 1955, for applicant to submit a letter from the Borough Superintendent as to whether existing dining room on premises is permitted under the existing certificate of occupancy to be used by non-residents of subject premises; then laid over from March 1, 1955, to March 29, 1955, for inspection and decision.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.

SUBJECT—Application April 20, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 44, Borough of Manhattan.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nyman, owner.

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

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Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of

the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

413-54-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Kaplan, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing signs on front of building.

PREMISES AFFECTED—139 Schenectady avenue and 1120-1130 St. Marks avenue, southeast corner, Block 1360, Lot 14, Borough of Brooklyn.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

937-54-BZ

APPLICANT—Samuel Rosenblum for 415 Madison Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail and restricted retail use district the erection and maintenance of an office building and bank without the required loading berth.

PREMISES AFFECTED—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

MARCH 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 29, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-man, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee, for Havemeyers and Elder, Inc., owner.

SUBJECT—Application July 9, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 12, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

APRIL 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 1, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, February 15, 1955, were approved as printed in the Bulletin of February 22, 1955, Vol. 40, No. 8.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner, 4-Corner Service Station, Inc., lessee.

SUBJECT—Application May 27, 1954 (decision of the borough superintendent), under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry, with an additional curb cut, in conjunction with existing gasoline service station (previously granted by the Board), and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brig-

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ham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, date to be set; applicant to file revised drawings and proof of service.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M. for applicant to submit revised plans showing parapet wall not less than 5 ft. 6 in. high, properly reinforced on all sides where walls of adjoining buildings do not occur; hearing previously closed.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman, Joseph Samet and Rev. Henry Lee Barger, Jr.

For Opposition: Hyman Thumen, Louis Shear, Henry Lasky and Alexander Freiser.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M., for inspection and decision, without further argument; hearing closed.

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II re (re decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 8, 1955, at 10 A. M., for consideration by the Board; hearing previously closed; premises and area have been inspected.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline service station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M., for report from the applicant as to proposed use of the premises.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M., for report from the applicant as to proposed use of the premises in connection with Cal. No. 292-54-BZ.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.

SUBJECT—Application April 20, 1954—(decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district, the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street (Block 2054, Lot 44), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry G. Savran, N. J. Paulson and Marguerite M. Blake.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M., for inspection and decision, without further argument; hearing closed.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

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SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongicello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and S. Bodian, Park Dept.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M., for further information from the Park Department.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Antonio Calabrese.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M., applicant to file revised plans.

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris M. Dorfman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M., for inspection and decision.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71, inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph A. McNamara.

For Opposition: Arthur Argirion, Annina Tomasetti, Jennie Capozzi, Elvira Faggella, Amelia Piccione, Angela Idone, Fortunata Cafazzo, Conceta Amore, Rocco Rago, Vincent Tamparo, Natale Lavoro and Michele DeLuiengo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Joseph Krinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for applicant to obtain an additional decision, from the Borough Superintendent, under Section 19g, and also as to whether the 3rd floor is occupied as a separate space complying with the requirements for a two-family building or is in the category of a single family house with rooms rented out.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nyman, owner.

SUBJECT—Application September 9, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons' cars of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: Ivan Gambrel, Anna Mollo, Catherine Stiegler, Vera De Veux and Celia Gentilquore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M., for inspection and decision; hearing closed.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from two family dwelling to offices.

MINUTES

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Harry Marrow, William Schwartz and Arthur Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Samuel D. Greene, Dep't of Health.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M., for inspection and decision; hearing closed.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district, the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb, Harry Marrow, William Schwartz and Arthur Schwartz.

For Opposition: Annette Catalan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Samuel D. Greene, Dep't of Health.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M., for inspection and decision; hearing closed.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—(decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and for information from the applicant as to approved grades of streets and sewers.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for inspection and for information from the applicant as to approved grade of streets and sewers.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties Corp., owner (o/u/c Giacomo Mezzeo).

SUBJECT—Application November 23, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road, 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

APPEARANCES—

For Applicant: Nathan L. Goldstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M. for inspection and decision; hearing closed.

636-54-BZ

APPLICANT—Patrick D. Concagh, for Eva Cohen, owner.

SUBJECT—Application August 2, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; with the accessory building constructed without the required rear yard.

PREMISES AFFECTED—9612-9624 Seaview avenue and 2016-2024 Rockaway parkway, southeast corner, Block 8328, Lot 25, Borough of Brooklyn.

APPEARANCES—

For Applicant: P. D. Concagh and Maurice C. Greenlee.

For Opposition: A. Frederick Meyerson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was laid over for inspection by a Committee of the Board and the inspection has been made: the Committee is of the opinion that the application should be withdrawn at this time pending the development of the areas adjoining so that it can be more readily seen what the needs are, which is not evident at the present time;

Resolved, that the application be, and it hereby is *withdrawn*.

652-54-BZ

APPLICANT—Arthur E. DePhillips, for Seena Behrman, owner.

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SUBJECT—Application August 23, 1954—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit for a term of fifteen years, in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non-automatic), motor vehicle repair shop and office, and to permit the parking and storage of motor vehicles waiting to be serviced, with curb cut and show window nearer the residence use district than is permitted. PREMISES AFFECTED—8610 Flatlands avenue, southwest corner of East 87th street, Block 8023, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: George Bergen.

For Opposition: Jennie Healy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 and then laid over to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for further inspection by the Board and decision; then to March 1, 1955, at the request of applicant's attorney to consult with owner as to withdrawal.

Resolved, that the application be and its hereby is *withdrawn*.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner, The Texas Company, lessee.

SUBJECT—Application November 4, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station (previously granted by the Board), to include additional uses of auto laundry (non-automatic), motor vehicle repair shop and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 16, 1954 subject to regular procedure, to consider reconstruction and extension; and

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; laid over to March 1, 1955, for inspection and decision, without further argument, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, D area, class 1 height district; 220th street and 220th place are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1954 acting on N.B. Applic. 1868-54, reads:

"1. The reconstruction and extension in area of an existing gasoline service station and lubritorium previously granted by the Board of Standards and Appeals under Cal. #202-30-BZ and to include the additional uses of auto laundry (non-automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service in a business use district is contrary to Art. II Sec. 4a (Sub. div. 15, 29, 46) of the Zoning Resolution and also contravenes the resolution of the Board of Standards and Appeals under aforementioned Calendar number."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 93.24 ft. in depth, irregular, on which is located a gasoline service station and used car lot; that it is proposed to reconstruct and extend in area the gasoline station and lubritorium and to include additional uses of auto laundry (non-automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service; and

WHEREAS, the applicant states that the present owner has held title to the property since June 8, 1925; that the assessed valuation of land is \$26,000 and of the building \$10,500 making a total of \$36,500; that the building was erected 1934; and

WHEREAS, the applicant has changed the basis of his application from Section 7c to Section 7f of the zoning resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the committee is aware that part of the site was permitted by the Board under Vol. I of this calendar number and that the whole block front has been and still is in single ownership; the committee recommends that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the extension of the existing gasoline service station to the area as indicated on plans marked "Received November 4, 1954", 4 sheets, and "December 21, 1954", one sheet, *on condition* that all existing buildings and uses shall be removed and the premises shall be leveled substantially to the grade of Northern boulevard and rearranged and constructed as indicated on such plans showing proposed conditions; that the accessory buildings shall be of the design indicated except that the exterior shall be faced with face brick, masonry or other ashlar material of a type that may be approved by the Board for this site; that there shall be no cellar in such building; that the pumps shall be erected not nearer than 15 feet to the street building line and shall be of a low approved type; that the number of gasoline storage tanks shall be limited to twelve 550 gallon approved tanks; that planting areas shall be maintained where shown with suitable planting and protected with curbs not less than 6 inches in height above grade and 6 inches in width; that along the rear lot line where wall of the accessory building does not occur there shall be erected a masonry fence not less than 5 ft. 6 in. in height; that the balance of the premises shall be paved with concrete or asphaltic paving; that curb cuts shall be restricted to four to Northern boulevard, each not over 30 feet in width, one curb cut 20 feet in width to 220th place and one curb cut 20 feet in width to 220th street; that such 20 ft. curbs cut shall be within the first 25 feet from the intersection of Northern boulevard; that the sidewalks and curbs around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection at the intersection of Northern Boulevard and 220th street of a post

MINUTES

standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that under section 7i there may be minor repairs carried on within the accessory building only and performed with hand tools only; that under section 7h for a similar term there may be parking and storage of cars on the premises, located so as not to interfere with the service of the station; that along the building line of 220th place and 220th street there shall be constructed a masonry wall similar to the one required for the rear lot line and extending for a distance along either street of approximately 65 feet; that such walls shall have suitable terminating posts; that such portable firefighting appliances shall be maintained as the Commissioner shall require; and that all permits required shall be obtained including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

509-38-BZ—Vol. II

APPLICANT—Alexander H. McPhee, for Tide Water Associated Oil Co., owner, Otto Strebel, lessee.

SUBJECT—Application November 12, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and local retail use district the extension to accessory building on existing gasoline service station (previously granted by Board) reconstruction of existing gasoline service station, to be used as lubritorium, auto laundry and office.

PREMISES AFFECTED—202-01 Rocky Hill road, northeast corner of 202nd street, Block 5561, Lots 10, 13 and 62, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph Mitchell and Otto Strebel.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 7, 1954 subject to regular procedure, to consider reconstruction and extension; and

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Rocky Hill road and 202nd street are in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1954 acting on Alt. Applic. 2497-54 and superseded by Alt. Applic. 2497-54 dated January 10, 1955, reads:

"1. The extension of the use of the premises as a gasoline service station and lubritorium does not conform with the Board of Standards and Appeals decision under Cal. #509-38-BZ and is referred back to the Board for reconsideration.

2. The use of the premises as a gasoline service station and lubritorium on a lot partly in a Residence Use District and partly in a Local Retail Use District is contrary to Art. II Sec. 3 and Art. II Sec. 4-c of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 62.19 ft. frontage by 81.40 ft. in depth, irregular; that it is improved with one class 3 building with the masonry walls finished on the exterior sides with a smooth stucco;

that the interior is arranged with office, lubritorium, boiler room and washrooms; that the building is 27 ft. 4 in. in depth by 42 ft. 6 in. long and 14 ft. high set at the rear of plot (easterly section); that it is proposed to erect an addition to the north side of the present building of the same height and style, to be used for minor repairs, greasing and washing; that this would allow the station to keep its facilities in a more orderly manner and be able to serve the neighborhood at all times regardless of the weather; and

WHEREAS, the applicant contends that the site has been owned by the Tide Water company since 1937 and has been occupied and used as a gas station since 1923, being operated by consent of the Board under Cal. No. 509-38-BZ and certificate of occupancy No. Q-3566 issued June 21, 1939; and

WHEREAS, the applicant states that the owner has held title to the property since April 14, 1937; that the assessed valuation of land is \$15,500 and of the building \$14,500 making a total of \$30,000; that the building was erected in 1938.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on November 1, 1938, by adding thereto:

"that in the event the owner desires to extend the accessory building, as heretofore permitted, and as now proposed and indicated on plans filed with this application marked, 'Received, November 12, 1954' (5 sheets), such extension to the accessory building, for use as a wash bay and additional lubritorium may be constructed provided the design and arrangement and general construction shall be similar to the existing building; that there shall be no cellar under the proposed extension and no opening on the rear wall to the premises in the rear; that in all other respects the resolution adopted by the Board on November 1, 1938, shall be complied with where not inconsistent with the terms of this amended resolution; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

175-45-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application January 22, 1952 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from business on 1st floor and office on 2nd floor (previously granted by the Board), to storage in cellar, shipping, receiving, packing, cutting and refrigeration of meats on 1st floor, and packing, shipping and refrigeration of meats on 2nd floor.

REMITSES AFFECTED—126-128 Sheriff street and 403-405 East Houston streets, southeast corner, Block 335, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority and H. Appelstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly.....	4
Negative	0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 13, 1952 subject to regular procedure, as to extension of use; and

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; laid over to March 1, 1955, for inspection and decision without further argument; hearing closed; and

MINUTES

WHEREAS, under Vol. I, on July 24, 1945 the Board granted this application under section 7c to permit in a residence use district the extension of business use existing on 1st story, to the 2nd story, on condition that 2nd story shall be used for office work only in connection with use on 1st floor; that portion of building 4 stories in height shall be reduced to 2 stories; that all extensions beyond line including conveyor track and fire escape shall be removed; that front of building shall be painted or stuccoed on both Sheriff and East Houston streets; that the requirements have been carried out; and

WHEREAS, on September 24, 1946, time to obtain permits and complete the work was extended; and

WHEREAS, on January 20, 1948 application was reopened as Vol. II and time extended to complete and also reopened subject to the usual procedure; and

WHEREAS, on April 13, 1948 the Board denied application under sections 7c and 21; and

WHEREAS, on February 13, 1952 the Board reopened the application as Vol. III subject to regular procedure, to consider as to extension of use; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Sheriff street are in a residence use, D area, class 1 height district; East Houston street is in residence, retail and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent acting on Alt. Applie. 1021-51 dated January 17, 1952 and superseded by a decision dated December 15, 1954, reads:

"C1. Storage, meat packing and cutting, refrigeration, shipping, receiving and office use in a building located in a residence use district contrary to Art. II Sec. 3 Z.R.

C2. Proposed refrigeration machinery to be located in existing unoccupied space is an extension to a non-conforming use in a residence use district and is contrary to Art. II Sec. 3, Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. and 76 ft. frontage by 76 ft. in depth, on which is located a two story building known as 126-128 Sheriff street, altered in 1943 under Alt. 505-43, to use the 1st floor as a store and the 2nd floor to be vacant; that the premises are also developed with a two story building known as 403-405 East Houston Street, originally 4 stories in height; that the earliest records disclose Alt. 1988 of 1909 and Alt. 631 of 1930 to use the 1st floor for stores and the upper 3 floors for six families in each building; that all of the buildings were later altered under Alt. 753 of 1944, Alt. 754 of 1944 and a variance by the Board under Cal. No. 175-45-BZ permitted the 1st floor to be used for business use and the second floor for office work; that the 3rd and 4th floors were removed in 1954; that it is proposed to occupy the buildings as follows: cellar—storage; 1st floor—shipping, receiving, packing, cutting and refrigeration of meats; 2nd floor—packing, shipping and refrigeration of meats, and offices; that it is also proposed to alter the building by enclosing the present 3 ft. wide iron stairs leading from the 2nd floor to the street and erect new labor law fire escapes on Sheriff street and East Houston street; and

WHEREAS, the applicant contends that although the site is in a residential zone there are many non-conforming uses in the residential part of the affected area, as follows: block 371, lot 59—store; block 371, lots 20, 19 and 17—stores; block 372, lots 53, 52 and 51—stores; block 335, lots 6, 7, 8 and 9—stores; block 335 lots 17, 18 and 19—stores; that a good portion of the affected area in blocks 335, 356 and 372 is also in a retail district; that the street is not residential in aspect and the proposed extended use is entirely in keeping; that the building has a present legal business use and therefore the area will not be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since December 8, 1950; that the assessed valuation of land is \$18,500 and of the buildings \$28,500 making a total of \$47,000; that the buildings were erected 1909; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which considered that these premises are likely to be taken in conjunction with adjoining premises for a housing development, and the committee recommended that the application be granted for a temporary term under certain conditions;

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 24, 1945, by adding thereto:

"that for a term of two years or until such time as the premises are acquired for a housing development, the second floor may be occupied as proposed and as indicated on plans filed with this application marked 'Received December 16, 1954', 8 sheets, on condition that the use of the second floor and exits therefrom shall be as indicated on such plans showing proposed conditions and meeting the exit requirements as to which Cal. No. 964-54-A was filed and withdrawn this day; that in all other respects the requirements of the resolution adopted by the Board under Vol. I on July 24, 1945 shall be complied with where not inconsistent with this amendment; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution."

964-54-A

APPLICANT—Lama, Proskauer and Prober, for William G. Stroh, owner.

SUBJECT—Application December 16, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—126-128 Sheriff street and 403-405 East Houston street, southeast corner, Block 335, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly..... 4

Negative 0

25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarrello, owner.

SUBJECT—Application April 30, 1954 (decision of the borough superintendent), under sections 7c and 7h of the zoning resolution, to permit in a residence use district the extension of existing gasoline service station in area and the maintenance of existing accessory building as lubricatorium and office, and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing and motor vehicle repairs, and to permit the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey Avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly..... 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 25, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 18, 1955 after due notice by publication in the Bulletin; laid over to March 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 17th avenue are in a residence use, A area, class 1½ height district; Cropsey avenue is in residence and business use, A area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated April 8, 1954, acting on Alt. Applic. 36-54, reads:

"1. Changing occupancy from lubritorium, laundry, office & gasoline service station to lubritorium, car washing, minor auto repairs, wheel alignment, brake testing, office, gasoline service station & parking and storage of more than five motor vehicles, and extending building in a residential use district is contrary to Art. II Sect. 3 of Zone Resolution. Refer to Cal. #25-46-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot having a frontage of 108 ft. 11¾ in. on Cropsey avenue, 115 ft. 4¾ in. on 17th avenue, 118 ft. 3 in. on the southerly lot line and 115 ft. on the easterly lot line; that the use district maps accompanying the building zone resolution show that the premises are in a class A area district, a class 1½ height district and a residence use district; that as of July 25, 1916 that part of the premises within 100 ft. of Cropsey avenue was in a business use district and the remainder in a residence use district; that the present use designation became effective on July 29, 1940; and

WHEREAS, the applicant further states that the premises are presently developed with a gasoline service station consisting of four 550 gallon gas tanks, six dispensing pumps and one 550 gallon refuse oil tank; that the premises are also developed with a one story building of class 3 construction having a frontage of 33 ft. and a depth of 65 ft., which is now being used for lubritorium, car washing, minor auto repairs, wheel alignment, brake testing and office; that the open portion of the lot is being used for the parking and storage of motor vehicles; that the premises are also developed with a metal building 12 ft. by 20 ft., illegally erected; that the original gas station, having a frontage of 28 ft. 4¾ in. and a depth of 115 ft. 4¾ in. was erected before 1925; that the gas station was rebuilt under N. B. Applic. 1208-45 and Cal. No. 25-46-BZ, as a gas station, lubritorium, car wash and office, for which certificate of occupancy No. 119234 was issued December 10, 1947; and

WHEREAS, the applicant states that it is proposed to extend the present gas station to a frontage of 108 ft. 11¾ in. on Cropsey avenue with a depth of 115 ft.; that it is further proposed to maintain the present 33 ft. by 65 ft. one story building, to be used as a lubritorium and office, and to erect a new 40 ft. by 65 ft. one story masonry building of class 3 construction, to be used for wheel alignment, brake testing, car washing and minor auto repairs; that it is also proposed to use the easterly portion of the site for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that Cropsey avenue is a highly trafficked auto lane, so that the proposed extension is entirely within keeping at this point; that the entire block on which the gas station is located is vacant, except for a shed, so that the extension would not adversely affect the block; that the pumps will be relocated to 10 ft. back of the 17th avenue building line as well as the Cropsey avenue building line; that a 2 ft. high brick fence with a 3 ft. 6 in. iron railing enclosing the property along the southerly and easterly lot lines will be erected; and

WHEREAS, the applicant states that the present owner has held title to parcel A since August 21, 1947; parcel B, August 30, 1947 and to parcel C since March 18, 1954; that the

assessed valuation of land is \$15,900 and of the building \$22,000 making a total of \$37,900; that the building was erected 1947; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application should be granted on condition.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 9, 1946, by adding thereto:

"that in the event the owner desires to extend the area of the premises, as proposed and as indicated on plans filed with this request for amendment marked 'Received April 30, 1954', 5 sheets, such extension may be permitted under section 7 subdivision c and the premises may be rearranged, as proposed and shown on such plans, *on condition* that the extended portion shall be graded substantially to the grade of Cropsey avenue; that there shall be erected on the interior lot line to the east from Cropsey avenue to the rear lot line, a masonry wall, as proposed, consisting of a two foot high brick wall with steel picket fence above to a total height of 5 feet, 6 inches; that a similar wall shall be erected along the rear lot line, where walls of existing or proposed buildings do not occur; that the proposed building extension shall comply with the requirements of the Building Code; that there shall be no cellar under such extension; that any openings in the rear wall shall be filled with glass blocks as approved for exterior walls; that openings may be constructed to the existing building where shown; that the design of such building shall be as indicated on such plans; that signs may be permitted on such extension as indicated and that in all other respects the requirements of the resolution as adopted on July 9, 1946, shall be complied with where not inconsistent with this resolution and that terms thereof where applicable shall apply to the extended area; that no pumps shall be erected nearer than 15 feet to the street building line, except where pumps in locations previously permitted exist; that curb cuts to Cropsey avenue shall be of the width shown on plans of proposed conditions; that no curb cut shall be nearer than 5 feet to any lot line as prolonged; that the curb cut to 17th avenue may be continued as previously permitted 30 feet in width; that sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the borough president; that repairing may be permitted as now proposed within the extension of the building; provided all such repair work is done entirely within the building and not in the open area; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that parking under the same section may be permitted in areas indicated on plans; that the premises where unbuilt upon shall be paved as proposed; that all buildings and uses not specifically permitted, shall be removed and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

659-50-BZ—Vol. III

APPLICANT—Kitzler and Nurick, for Jericho Sash and Door Co., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a business use, C area District, the erection of an additional building into part of driveway (previously granted by the Board for 15 years permitting woodworking equipment within the building) using more than the area permitted and with more than one building on the lot.

PREMISES AFFECTED—251-61 to 251-71 Jamaica avenue, north side, 200 ft. 9 in. west of Little Neck parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

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APPEARANCES—

For Applicant: H. J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on February 6, 1951, this application (Vol. I) was granted by the Board on certain conditions under section 7e of the zoning resolution, to permit in a business use district, for a term of fifteen years, woodworking equipment limited to rip saw and a cross cut saw maintained within the building, for incidental use as proposed; and

WHEREAS, under Vol. II on March 23, 1954, resolution was amended to permit construction of an additional building for the storage of lumber, moldings and trim; and

WHEREAS, on September 21, 1954 resolution was amended to permit width of new building to be increased from 18 ft. to 20 ft.; and

WHEREAS, the applicant requested reopening of this application and a further amendment of the resolution; and

WHEREAS, this application was reopened on February 8, 1955 and set for hearing on March 1, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, new photographs and plans; and

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated January 4, 1955 acting on N.B. Applic. 3875-53 reads:

"1. The proposed changes in construction are contrary to the decision of the B.S. & A. as of Sept. 21, 1954. This amendment must be submitted to the B.S. & A. for approval."

and

WHEREAS, the applicant states that amendments for changes in plans affecting these premises were filed in the department of housing and buildings, Queens, and were denied, and it is now requesting that the Board consider the following changes: that on the 1st floor it is proposed to enlarge office to provide toilet, make entrance on street and relocate stairway to 2nd floor; that on the 2nd floor it is proposed to provide doorways at rear for loading directly from railroad cars, and also to provide three sliding doors instead of eight, to reduce hazard from unloading; that it is further proposed to install girder and brickwork to connect this building with existing building, to indicate that both are under one ownership and operation; that the envelope or dimensions of the building have not been altered.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board under Volume I, on February 6, 1951, and as amended by resolution adopted under Volume II on March 23, 1954, and September 21, 1954, by adding thereto:

"that in the event the owner desires to make changes in the arrangement, as proposed and as indicated on plans filed with this request for amendment marked, 'Received, January 17, 1955' (2 sheets) and 'January 5, 1955 (1 sheet)'; that such changes may be made as therein proposed on condition that the requirements of the resolutions above cited shall be complied with in all other respects where not inconsistent with this amended resolution; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

667-50-BZ—Vol. III

APPLICANT—Charles M. Spindler, for C. R. T. Holding Corporation, owner.

SUBJECT—Application October 25, 1954 (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution, to permit in a residence, retail and business use district, the further extension in use and area of existing auto laundry and gasoline service station (previously granted by the Board for ten years—expires 1961), sale of auto accessories and parking and storage of more than five motor vehicles, and to permit the extension of existing accessory building to include use as safety inspection station, lubritorium, motor vehicle repair shop, brake testing and wheel alignment, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—85-07 Queens boulevard and 51-25 to 51-39 Reeder street, northeast corner, Block 1549, Lot 41, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus, Leon Turk, Irvine Turk and Murry Rosenstock.

For Opposition: Irving Lew, Jacob S. Schulman, Henry Heinzmann, Steve Toufcxis and Ernest Hassberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 23, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on January 18, 1955 after due notice by publication in the Bulletin; laid over to January 25, 1955, at request of objector; applicant concurring; then to February 23, 1955, for inspection and decision without further argument; hearing closed; then to March 1, 1955, for applicant to file revised plans and for further consideration by the Board; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Reeder street are in residence, retail and business use, C area, class 1½ height districts; Queens boulevard is in business and retail use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1954 acting on Alt. Applic. 2119-54, reads:

"1. Proposed extension to be used as a safety inspection station, motor vehicle repair shop, lubritorium, office & storage, brake testing & wheel alignment & proposed extension in area of plot now occupied as an auto laundry, gasoline service station, office & sales of auto accessories & parking & storage of more than five (5) motor vehicles, on a plot located in a business, residence & retail use district is contrary to Art. II Sec. 3, 4A & 4(a) (29) of the Zoning Resolution. Alt. to previous application granted by the B. S. & A. under Cal. #667-50-BZ should be referred back to the board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 99.71 ft. frontage by 201.97 ft. in depth; that this plot originally contained an auto laundry constructed in 1947, at which time the entire premises was in a business use district, and when auto laundries were a permissible use in a business district; that under Cal. No. 667-50-BZ, Vol. I, the Board permitted the construction of a gasoline station on the unbuilt upon portion of the plot along Queens Boulevard; that under Cal. No. 667-50-BZ, Vol. II, the Board permitted a rear extension to the auto laundry building and also permitted an extension in area of the lot; that all of the above

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work has been completed and certificate of occupancy No. Q89730 was issued on June 9, 1953, covering the present plot with a frontage of 161.97 ft. on Reeder street; that it is proposed to construct a one story masonry side extension to the existing auto laundry building; that this extension is designed as a safety inspection station to perform the compulsory motor vehicle inspections and the necessary repairs, to comply with the recently adopted New York State motor vehicle law which becomes effective in 1955; that the dimensions of the proposed extension have been determined by a study of the most efficient method of operation in existing state inspection stations in adjoining states having such a law; that in addition to the inspection facilities, space is being provided for the necessary repairs and adjustments to comply with motor vehicle law requirements, and for lubrication, offices and rest rooms; and

WHEREAS, the applicant contends that in order to provide driveway space for entrance to the auto laundry and safety inspection stations, it is proposed to include in the site an additional lot at the rear with a frontage of 40 ft. on Reeder street; that it is also proposed to extend the present 5 ft. 6 in. high face brick fence wall along the Reeder street frontage of this lot; that the interior lot lines of this plot will be fenced with an 8 ft. high metal fence; that there will be no additional curb cuts on either street under the present proposal; that this additional lot will be paved and will be used as a driveway and parking space for cars awaiting service; that it is also proposed to rearrange the present gas pumps so as to provide ease of access to the proposed extension and driveway space; that the proposed extension will be stuccoed on the exterior to match the present auto laundry building; that the repairing herein proposed will be solely the type of work required for compliance with the state motor vehicle law; that no body or fender work will be done and there will be no painting or spraying, nor will there be any welding or burning; and

WHEREAS, the applicant states that the entire premises was a business use district until April 20, 1953, and on that date that portion of the premises more than 100 ft. from Queens boulevard and within 100 ft. of Reeder street, was changed from business to residence; that on the same date, the small portion of the site more than 100 ft. from Reeder street was changed to a retail use district; that in view of the fact that the proposed extension will provide a servicing facility required by the state motor vehicle law and since the proposed extension will be confined to the plot covered by the present certificate of occupancy with no additional entrances or exits on either street, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to part of lot 41 since June 20, 1947 and to the other part of lot 41 since August 20, 1951; lot 48 since November 7, 1952 and lot 51 since June 3, 1953; that the assessed valuation of land is \$55,300 and of the building \$23,000 making a total of \$78,300; that the building was erected in 1947; and

WHEREAS, this application was laid over for inspection by a committee of the Board; inspection has been made on several occasions; the applicant was asked to file revised plans showing the proposed building against the wall on the Reeder Street building line, for study by the Board, such plans have been submitted and the matter was thoroughly canvassed and the committee recommends that the application should not be granted, as in the opinion of the committee the proposal is unsound for the plot.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 2119-54 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

544-52-BZ

APPLICANT—Abram Shlefstein, for Joseph I. Lubin and Joseph Eisner, owners.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (de-

cision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—336-452 East 45th street and 797-803 First avenue, southwest corner, Block 1337, Lots 28 to 33, 129 and 130, Borough of Manhattan.

APPEARANCES—

For Applicant: Abram Shlefstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on December 16, 1952, this application was granted by the Board on certain conditions under section 7h of the zoning resolution, to permit in a restricted retail use district, for a term of two years, the parking and storage of more than five motor vehicles; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 16, 1954; and

WHEREAS, this application was reopened on February 8, 1955 and set for hearing on March 1, 1955 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1955 acting on amendment to Alt. Applic. 734-52, reads:

"1. Storage or parking of more than five motor vehicles in a Restricted Retail Use District is contrary to Art. II, P. 4B of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 16, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under Section 7, subdivision h for a term of five years from the date of this amended resolution to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits and a new Certificate of Occupancy shall be obtained within six months from the date of this amended resolution." (Alt. App. 734-52.)

469-54-BZ

APPLICANT—Herman E. Horwood, for Kesbec, Inc., owner, Ernie's Auto Body & Fender Service, lessee.

SUBJECT—Application June 9, 1954 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the change in occupancy from gasoline service station and thirteen one-car non-storage garages, to gasoline service station, seven one-car non-storage garages and motor vehicle repair shop (six one-car non-storage garages).

PREMISES AFFECTED—1035 East 156th street and 756-758 Southern boulevard, northeast corner, Block 2729, Lot 50, Borough of the Bronx.

APPEARANCES—

For Applicant: H. E. Horwood.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 30, 1954 after due notice by publication in the Bulletin; laid over to January 11, 1955, for inspection and decision; hearing closed; then to February 1, 1955, for applicant to report to the Board as a possibility of rebuilding the entire station; hearing previously closed; then to March 1, 1955, for applicant to submit revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Southern boulevard are in a business use, B area, class 1½ height district; East 156th street is in business and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 25, 1954 acting on amendment to Alt. Applic. 134-54, reads:

"1. Proposed change in occupancy of present gasoline service station, office and 13 non storage garages for 13 motor vehicles to gasoline service station, office and 7 non storage garages for 7 motor vehicles and motor vehicle repair shop is contrary to Art. II Sec. 4(a) 29 Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth on which is located a gasoline service station, office and thirteen one-car non-storage garages, for which certificates of occupancy Nos. 2167-41, 2168-41, 2169-41 and 2170-41 have been filed; that it is proposed to permit the continuance of the motor vehicle repair shop (body and fender repairs) in the space indicated on plan submitted with this application, said space having been formerly used as six of the 1-car garages covered by certificates of occupancy Nos. 2168, 2169 and 2170, these garages being constructed of metal on steel framing; and

WHEREAS, the applicant states that the present occupant has conducted this body and fender repair shop in these premises since he was discharged from the Army in 1946 and he was not aware of the fact that this use was prohibited until he received violations; that in the meantime he has built up a clientele from the surrounding garages, auto salesrooms and private owners and it would be a great hardship if he were compelled to leave this location; that this use can have no adverse effect on the surrounding premises as the adjoining uses to the north, south and east are given over to garages, etc., and while Southern boulevard is zoned for business this east side of Southern boulevard is occupied almost solidly by non-conforming uses as follows: block 2729, lots 9, 12, 19 and 21 extending south from East 156th street and lots 52 and 58 adjoining to the north having apparently been granted by the Board; that permission is requested for the continuance of the body and fender repair shop, with not more than five cars at any time; and

WHEREAS, the applicant states that the present owner has held title to the property since September 8, 1925; that the assessed valuation of land is \$27,000 and of the building \$2,000 making a total of \$29,000; that the buildings were erected 1925; and

WHEREAS, it appears that the owner proposes to rebuild the entire station later and possibly within a year; that the station is now an agency which rents out the motor vehicle repairing privilege; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution for a temporary term pending an application to be filed for consideration as to rebuilding the entire station.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district

regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i for a term of two years, to permit motor vehicle repairing as proposed, to be carried on within the former one-car nonstorage garages, as indicated on plans filed with this application marked "Received June 9, 1954", 3 sheets, *on condition* that no repairing shall be carried on except in such buildings where partitions are to be removed, as shown on plans; that such repairing shall be done with hand tools only; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that no signs shall be erected advertising the repair work except there may be a flat sign not exceeding 25 square feet in area attached to the building, facing East 156th street, excluding all roof signs and temporary signs; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

687-54-BZ

APPLICANT—Charles M. Spindler, for Louis and Kathleen Pillari, owners.

SUBJECT—Application August 17, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a retail use district the reconversion of building from factory, office and laboratory, to storage garage for more than five motor vehicles and offices.

PREMISES AFFECTED—11-06 to 11-08 30th avenue and 9-40 Main avenue (street), southwest corner, Block 507, Lot 31, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1955 after due notice by publication in the Bulletin; laid over to March 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Main avenue and 30th avenue are in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1954 acting on Alt. Applic. 1122-54, reads:

"1. Proposed reconversion of bldg. from a factory office, laboratory to a storage garage for more than 5 motor vehicles & offices in a retail use district is contrary to Art. II Sec. 4A of the Zoning Resolution.

Note: This bldg. was constructed as a garage under N.B. 5906/19 & later converted to a factory under Alt. 2130/46."

and

WHEREAS, the applicant states that the premises consist of a plot, 82.15 ft. frontage by 89.51 ft. in depth, irregular, on which is located a building, partly one story and partly two stories in height, constructed under N.B. 5906-19 and for which certificate of occupancy No. 1903 was issued May 27, 1921; that the legal occupancy under this certificate of occupancy was garage on 1st floor and dwelling on 2nd floor; that the premises were located in an unrestricted use district when the certificate of occupancy was issued; that under Alt. Applic. 2130-46 the use of the premises was changed from garage to factory and offices on the 1st floor; that certificate of occupancy No. Q-46073 was issued on March 22, 1948 for this change in occupancy; that under Alt. Applic. 604-50 the use of the 2nd floor was changed

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from dwelling to offices and laboratory, but no certificate of occupancy has been issued for this change; that it is proposed to restore the 1st floor to its original occupancy as a storage garage for more than five motor vehicles and offices and to maintain the office use on the 2nd floor; that no physical change of any kind is proposed in the building with the exception of installing gasoline pumps and re-using present gas tanks, which have remained buried under the floor but were discontinued when the occupancy was changed to a factory; and

WHEREAS, the applicant contends that the entire property was located in an unrestricted use district from 1916 until July 19, 1951 at which time the use zone was changed to retail; that the change in occupancy to factory was a temporary one, for the use of a particular tenant and since the zone was unrestricted at that time, the owner assumed that he could restore the garage use when the factory tenant vacated the premises; that when the present owner acquired the property, he purchased it solely for use as a garage; that he checked the building department records and found the original certificate of occupancy for garage use and relying upon this, he acquired the property before learning of the later certificate of occupancy; that because of the city housing project to the west of the site, there is a demand for garage space in this area and the owner purchased this building to satisfy this demand; that the garage use will be confined entirely to the one story portion of the building; that there are numerous non-conforming uses in the area, including a gas station and repair shop opposite the site in block 513, lot 15; that there is also a live poultry market in block lot 4 and a factory in block 508, lot 20; that immediately adjoining the site to the east is a small dilapidated garage in block 507, lot 36; that in view of the fact that the building was legally constructed as a garage and was occupied under a certificate of occupancy for more than 25 years, it is requested that this application be granted to permit the reconversion of the 1st floor to the original garage use; and

WHEREAS, the applicant states that the present owner has held title to the property since April 30, 1954; that the assessed valuation of the land is \$7,000 and of the building \$13,000 making a total of \$20,000; that the building was erected 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted to restore the building to its former use as a storage garage; and

WHEREAS, the applicant states that the building is owned by the operator of the gasoline station opposite at the intersection of Main avenue and 35th street and this garage will be operated by him in conjunction with such gasoline service station; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the reconversion of the existing building to its former classification as a storage garage for more than five motor vehicles and offices in connection therewith, on condition that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that existing gasoline tanks shall be tested by the Fire Commissioner before reusing and that all permits and a new Certificate of Occupancy shall be obtained within six months from the date of this resolution.

703-54-BZ

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner, Dominick and Joseph Manno, owners under contract.

SUBJECT—Application August 20, 1954 (decision of the borough superintendent), under sections 7c and 19A(j) of

the zoning resolution, to permit in a residence and business use district, the change in occupancy from moving picture theatre and stores to public assembly, cabaret, catering and kitchen, and without the required size of loading berth.

PREMISES AFFECTED—25-22 Astoria avenue (Astoria boulevard), south side, 117 ft. east of Crescent street, Block 573, Lot 32, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, James Manno and Dominick Manno.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bulletin; laid over to March 1, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Crescent street are in residence and business use, C area, class 1 height districts; Astoria boulevard is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 22, 1954 acting on Alt. Applic. 621-54 and superseded by a decision dated October 8, 1954, reads:

"1. The proposed use of the premises which is partly in a Business Use District and partly in a Residence Use District as a Public Assembly, Cabaret, Catering and Kitchen in the Residence Use portion of the lot is contrary to Art. II, Sec. 3 of the Zoning Resolution.

2. The size of the required loading berth should conform to Art. IV, Sec. 19A(h)(i) of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 116 ft. 6 in. frontage by 175 ft. 9½ in. in depth, on which is located a theatre building, presently vacant, for which certificate of occupancy No. 34344-27 has been filed; that it is proposed to change the use of structure to public assembly, cabaret, catering and kitchen, without required loading berth; and

WHEREAS, the applicant further states that the use district maps show the premises to be located in a business and residence use, C area, class 1 height district; that at the time of the passage of the zoning resolution, the premises were located entirely within a business use district and the rest of the tax block was likewise entirely within a business use district; and

WHEREAS, the applicant contends that the building was erected under N.B. 2282-27, being 103 ft. 9 in. front on Astoria avenue by 156 ft. 4 in. in depth along the westerly lot line, 195 ft. 10 in. in depth along the easterly lot line, one story and mezzanine, 40 ft. in height, class 1 construction, used and occupied at the time of its erection and until last year in accordance with certificate of occupancy No. 34344 issued December 22, 1927, as a moving picture theatre; that the theatre building was erected in 1927 by this owner through another wholly owned corporation to accommodate the community need at a time when moving pictures and talkies were becoming popular; that the present corporation assumed title in 1933 and operated the theatre until the beginning of this year when it was forced to close because of low attendance; that the building can no longer economically be used as a theatre and the community need for a theatre at this location has ended; that the land is assessed at \$30,000 and the building at \$50,000 so that the total assessed valuation is \$80,000; that it is economically unfeasible to operate as a theatre and since Astoria avenue is in a business use district and beyond 100 ft. is in a residence use district, the premises cannot be used

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for a conforming use; that when this application was filed the owner was negotiating the sale of the premises to be used as a factory and warehouse and the application was made at that time for the proposed use; that subsequent thereto, a conditional contract of sale was entered into September 9, 1954 with Joseph and Dominick Manno who proposed to use the premises for catering and banquet halls; and

WHEREAS, the applicant states that it is proposed to raise the main floor level to the level of the stage of the theatre and subdivide the large area into four banquet halls, kitchen, bar and other service rooms; that a new fireproof second floor over the auditorium area will be constructed because of the high existing theatre ceiling and the resulting new 2nd floor area will be divided into two banquet halls; that it is also proposed to construct two new enclosed exit stairs to grade level; and

WHEREAS, the applicant states that the existing theatre was erected and owned at a time when the entire premises was located within a business use district; that the present use district designations of the tax block became effective on December 14, 1934; that it would appear that the zoning designations were fixed by the City Planning Commission with a plan which relates the subject premises to the Tri-borough bridge approaches; that the street on which the subject premises fronts and the street on which the abutting premises fronts are both within a business use district, so that the proposed uses would be conforming; that it is only because of the irregular and peculiar shape of this tax block that causes the site to be located partly within a residence use district; that the proposed uses are within the character of the neighborhood; that there are no openings along the side lot lines and there is an existing rear yard, which will be maintained, of an average of about 27 ft. by 106 ft. 10 $\frac{7}{8}$ in.; that there is an existing side yard 10 ft. in width along the entire westerly side lot line formerly the theatre side court; that it is proposed to offer this 10 ft. wide yard for off-street loading and unloading; that there is an existing curb cut at this part of the site; that the building which was erected in 1927 has used this yard for off-treet loading and unloading since its erection, long prior to the adoption of section 19A of the zoning resolution; that the proposed use of the premises is such that there is only a small amount of loading and unloading of food supplies for the kitchen and the delivery trucks are not the large size trailer trucks; that because of existing conditions and the structural features of the existing building, the owner cannot reasonably comply with the provisions of section 19A only as to the width of the loading berth; and

WHEREAS, the applicant states that the present owner has held title to the property since June 22, 1933; that the assessed valuation of land is \$30,000 and of the building \$50,000 making a total of \$80,000; that the building was erected 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the proposed use lawfully permitted in a business use district into the more restricted district, substantially as proposed and shown on plans filed with this application, marked "Received August 20, 1954", 5 sheets and "November 15, 1954", 3 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area within the residential district; that there shall be no signs erected in the residential district; that the existing side court may be used for loading berth purposes as proposed, *on condition* that there shall be erected on the building line of such court suitable iron gates which shall be kept locked except when premises are open for business; that the exits as shown

to such side yard, leading to Astoria avenue may be permitted with access through such court to the street; that suitable fences shall be maintained on the interior lot lines against adjoining premises where yards or courts occur; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

704-54-A

APPLICANT—Leonard F. Rothkrug, for Crescent Superb Corp., owner.

SUBJECT—Application August 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-22 Astoria avenue, south side, 117 ft. east of Crescent street, Block 573, Lot 32, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, James Manno and Dominick Manno.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, in view of resolution adopted by the Board under Cal. 703-54-BZ.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

Adjourned: 12:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 1, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

965-41-SM

APPLICANT—Safway Steel Scaffolds New York, Incorporated, owner.

SUBJECT—Safway Steel Scaffolding, approval of.

APPEARANCES—

For Applicant: John P. Jones and W. W. Warner.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 965-41-SM

Subject: Safway Steel Scaffold (frame type), approval of. Safway Steel Scaffolds New York Inc., of Long Island City, New York, filed November 10, 1941 an application with the Board of Standards and Appeals for approval of the Safway Steel Scaffolds (frame type) under the provisions of C26-178.0 Administrative Building Code and Rule 7.5.18 of the Demolition Rules of the Board adopted under Cal. No. 784-41-SR.

Note: where in this report Rules are referred to as "Demolition Rules of the Board" this shall mean "Rules for Erection, Alteration, Repair, Excavation for and Demolition of Buildings" of the Board.

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Purpose

The steel scaffolding is intended to replace the usual form of timber scaffolding in the three classes, light, medium and heavy duty scaffolding, for uses as set forth in the Demolition Rules of the Board.

Description

The assembly consists of steel frames, braces and accessories which are assembled to form a scaffold. The frames are connected to each other on each side by a pair of diagonal cross braces. Conductors call spockets, set into the upper ends of the frame tubes, permit other sections to be added railings, toe boards and the scaffolding planks. Adequate sills at the bottom and suitable tie-ins to the building and for structure are provided.

The frame is the essential basic unit and consists essentially of two end posts, cross tubes and stiffening braces all of butt welded steel tubing. The ends of the cross tubes and stiffening braces are cut out to accommodate the curvature of the tubes to which they are secured by arc welding.

The end posts are 1.69" o.d x 1.095" wall steel tubing. The upper and lower cross braces in each frame are of the same size tubing. The braces, of which there are two, which connect the horizontal braces 0.84" x .076" tubing. The couplers are 1.4375" x .120 SAE 1025 seamless tubing and the sleeves are 1.69" x .095" tubing.

The cross braces, connecting the bents are also of tubing, flattened at the ends so as to form a flat surface for connection to the end posts.

The base plate has incorporated into it a socket for the legs of the bottom frame.

Inspection and Test

Three panels (four frames) were load tested at the applicant's plant in the presence of Asst. Engr. J. A. Darts Committee on Test and J. P. Jones representing the applicant.

The frames were spaced 10'-0" on centers giving a total of 30'-0" length of scaffolding and as each frame has a width of 5'-0" the test scaffold was 150 sq. ft. in area, two tiers high, making a total of 10'-0" in height.

The two end frames were not loaded and the connections between the two end frames and the two inner frames was broken so that there was no physical tie between these frames. The two end frames were left in place in order to protect the workmen test loading the scaffold.

The ultimate load reached was 18370 lbs. at which load there was a settling of the mud sill which caused a bowing in the intermediate frame.

Evaluation of test results:

Imposed load on 2 frames 2 tiers high — 18370 lbs.

Tare (50 sq. ft. 2" plank @ 5 sq. ft. — 250 lbs.

4 Frames @ 50 lbs. each and 4 braces @ 10 lbs. each — 240 lbs.

Total load carried on 2 frames — 18860 lbs.

Load carried on each frame — $18860 \div 2 = 9430$ lbs.

The Committee set the least factor of safety that may be applied in construction of this nature at 2.5 for the live load and 2.0 for the dead load on the heavy duty scaffold and 2.5 for the live load and 1.5 for the dead load on the medium and light duty scaffold.

Since this type of scaffolding is intended to replace timber scaffolding, the Committee is of the opinion that the allowable live loads shall be the same as allowed for timber scaffolding as set forth under the requirements of Rule 7.5.1 of the Demolition Rules of the Board. That is 75 lbs. per sq. ft. under Rule 1.24.3; 50 lbs. per sq. ft. for medium duty scaffold the functions of which are defined under Rule 1.24.10; and 25 lbs. per sq. ft. for light duty scaffold the functions of which are defined under Rule 1.24.7.

In calculating the dead load or weight of each frame for the 5'-0" high frame shall be 40 lbs. the incidental bracing for the same shall be 10 lbs. and the total weight of planking 2" thick shall be 5 lbs. per sq. ft.

Computations for Heavy Scaffold:

1. 7'-0" Bent Spacing;—Area carried by 1 Bent = $7' \times 5' = 35$ sq. ft.

Live Load = 35 sq. ft. $\times$ 75 lbs. per sq. ft. = 2625 lbs.

F of S of 2.5 = $2625 \times 2.5 = 6562$ lbs.

Planking; = 35 sq. ft. $\times$ 5 lbs. per sq. ft. = 175 lbs.

F of S of 2; = $175 \times 2 = 350$ lbs.

1 Frame 5'-0" High = 50 lbs.

F & S of 2; = $50 \times 2 = 100$ lbs.

Total live and dead load (frame and planking) = 7012 lbs.

Useable remaining load to be carried on frame 9432 — $7012 = 2418$ lbs.

Additional frames = $2418 \div 100 = 24.18$.

Theoretical Height = 106 ft.

2. 6'-0" Bent Spacing;—Area carried by 1 Bent = $6' \times 5' = 30$ sq. ft.

Live load = 30 sq. ft. $\times$ 75 lbs. per sq. ft. = 2250 lbs.

F of S of 2.5 = $2250 \times 2.5 = 5625$ lbs.

Planking; = 30 sq. ft. $\times$ 5 lbs. per sq. ft. = 150 lbs.

F of S of 2.0 = $150 \times 2.0 = 300$ lbs.

1 Frame—5'-0" High = 50 lbs.

F of S of 2.0 = $150 \times 2.0 = 300$ lbs.

Total live and dead load (frame and planking) = 6025 lbs.

Usable remaining load to be carried on 1 frame 9430 — $6025 = 3405$ lbs.

Additional Frames = $3405 \div 100 = 34$.

Theoretical Height = $175'-0"$.

3. 5'-0" Bent Spacing—area carried by 1 Bent = $5' \times 5' = 25$ sq. ft.

Live load = 25 sq. ft. $\times$ 75 lbs. per sq. ft. = 1875 lbs.

F of S of 2.5 = $1875 \times 2.5 = 4738$ lbs.

Planking = 25 sq. ft. $\times$ 5 lbs. per sq. ft. = 125 lbs.

F of S 2.0 = $125 \times 2 = 250$ lbs.

1 Frame—5'-0" high = 50 lbs.

F of S of 2.0 = $50 \times 2 = 100$ lbs.

Total live and (*1 frame and planking) = 5088 lbs.

Usable remaining load to be carried on 1 frame 9430 — $5088 = 4342$ lbs.

Additional Frames $4342 \div 100 = 43.4$

Theoretical Height = $220'-0"$.

Computation for Medium Duty Scaffold:

1. 10'-0" Bent Spacing—Area carried by 1 Bent = $10' \times 5' = 50$ sq. ft.

Live Load = 50 sq. ft. $\times$ 50 lbs. per sq. ft. = 2500 lbs.

F of S of 2.5 = $2500 \times 2.5 = 6250$ lbs.

Planking = 50 sq. ft. $\times$ 5 lbs. per sq. ft. = 250 lbs.

F of S of 1.5 = $250 \times 1.5 = 375$ lbs.

1 Frame 5'-0" high = 50 lbs.

F of S of 1.5 = $50 \times 1.5 = 75$ lbs.

Total live and *dead load (*1 frame and planking) = 6700 lbs.

Usable remaining load to be carried on 1 frame

$9430 - 6700 = 2730$.

Additional frames = $2730 \div 75 = 36$ frame.

Theoretical height = 185 ft.

2. 9'-0" Bent Spacing—Area carried by 1 Bent = $9' \times 5' = 45$ sq. ft.

Live Load 45 sq. ft. $\times$ 50 lbs. per sq. ft. = 2250 lbs.

F of S of 2.5 = $2250 \times 2.5 = 5625$ lbs.

Planking = 45 sq. ft. $\times$ 5 lbs. per sq. ft. = 225 .

F of S of 1.5 = $225 \times 1.5 = 338$ lbs.

1 Frame 5'-0" High = 50 lbs.

F of S of 1.5 = $50 \times 1.5 = 75$ lbs.

Total live and *dead load (1 frame and planking) = 6038 lbs.

Usable load to be carried on 1 frame 9430 — $6038 = 3392$ lbs.

Additional frames = $3392 \div 75 = 45$.

Theoretical Height = 230 ft.

3. 8'-0" Bent Spacing—area carried by 1 Bent = $8' \times 5' = 40$ sq. ft.

Live Load = 40 sq. ft. $\times$ 50 lbs. per sq. ft. = 2000 lbs.

F of S of 2.5 = 5000 lbs.

Planking 40 sq. ft. $\times$ 5 lbs. per sq. ft. = 200 lbs.

F of S of 1.5 = $200 \times 1.5 = 300$ lbs.

1 Frame 5'-0" Height = 50 lbs.

F of S of 1.5 = $50 \times 1.5 = 75$ lbs.

MINUTES

Total live and *dead (—1 frame and planking) = 5375 lbs.
Usable load to be carried on 1 frame 9430 — 5375 = 4055 lbs.

Additional frame = $4055 \div 75 = 54$.

Theoretical height = 275 ft.

4. 7'-0" Bent spacing—area carried by 1 Bent = $7' \times 5' = 35$ sq. ft.

Live Loads = 35 sq. ft. $\times$ 50 lbs. per sq. ft. = 1750 lbs.

F of S of 2.5 = $1750 \times 2.5 = 4375$ lbs.

Planking 35 sq. ft. $\times$ 5 lbs. per sq. ft. = 175 lbs.

F of S of 1.5 = $175 \times 1.5 = 263$ lbs.

1 Frame 5'-0" high = 50 lbs.

F of S of 1.5 = $50 \times 1.5 = 75$ lbs.

Total live and *dead load (—1 frame and planking) = 4713.

Usable load to be carried on 1 frame 9430 — 4713 = 4717 lbs.

Additional frames = $4717 \div 75 = 61$.

Theoretical height = 310 ft.

5. 6'-0" Bent spacing—area carried by 1 Bent = $6' \times 5' = 30$ sq. ft.

Live load = 30 sq. ft. $\times$ 50 lbs. per sq. ft. = 1500 lbs.

F of S of 2.5 = $1500 \times 2.5 = 3750$ lbs.

Planking 30 sq. ft. $\times$ 5 lbs. per sq. ft. = 150 lbs.

F of S of 1.5 = $150 \times 1.5 = 225$ lbs.

1 Frame 5'-0" high = 50 lbs.

F of S of 1.5 = $50 \times 1.5 = 75$ lbs.

Total live and *dead load (*1 frame and planking) = 4050 lbs.

Usable load to be carried on 1 frame 9430 — 4050 = 5380 lbs.

Additional frames = $5380 \div 75 = 71$

Theoretical Height = 360 ft.

6. 5'-0" Bent spacing—area carried by 1 Bent = $5' \times 5' = 25$ sq. ft.

Live load = 25 sq. ft. $\times$ 50 lbs. per sq. ft. = 1250 lbs.

F of S of 2.5 = $1250 \times 2.5 = 3125$ lbs.

Planking = 25 sq. ft. $\times$ 5 lbs. per sq. ft. = 125 lbs.

F of S of 1.5 = $125 \times 1.5 = 191$ lbs.

1 Frame 5'-0" high = 50 lbs.

F of S of 1.5 = $50 \times 1.5 = 75$ lbs.

Total live and *dead load (1 frame and planking) = 3391 lbs.

Usable load to be carried on 1 frame 9430 — 3391 = 6039 lbs.

Additional frames = $6039 \div 75 = 80$.

Theoretical Height = 405 ft.

Computation for Light Duty Scaffold:

1. 10'-0" Bent spacing—area carried by 1 Bent = $10' \times 5' = 50$ sq. ft.

Live load = 50 sq. ft. $\times$ 25 lbs. per sq. ft. = 1250 lbs.

F of S of 2.5 = $1250 \times 2.5 = 3125$ lbs.

Planking = 50 sq. ft. $\times$ 5 lbs. per sq. ft. = 250 lbs.

F of S of 1.5 = $250 \times 1.5 = 375$ lbs.

1 Frame—5'-0" high = 50 lbs.

F of S of 1.5 = $50 \times 1.5 = 75$ lbs.

Total live and *dead load (*1 frame and planking) = 3575 lbs.

Usable load to be carried on 1 frame 9430 — 3575 = 5855.

Additional frames = $5855 \div 75 = 78$.

Theoretical Height = 395 ft.

2. 9'-0" Bent spacing—area carried by 1 Bent = $9' \times 5' = 45$ sq. ft.

Live Load = 45 sq. ft. $\times$ 25 lbs. per sq. ft. = 1125 lbs.

F of S of 2.5 = $1125 \times 2.5 = 2912$ lbs.

Planking 45 sq. ft. $\times$ 5 lbs. per sq. ft. = 225 lbs.

F of S of 1.5 = $225 \times 1.5 = 338$ lbs.

1 Frame 5'-0" Height = 50 lbs.

F of S of 1.5 = $50 \times 1.5 = 75$ lbs.

Total live and *dead load (*1 frame and planking) = 3325 lbs.

Usable load to be carried on 1 frame 9430 — 3325 = 6105 lbs.

Additional frames = $6105 \div 75 = 81$.

Theoretical Height = 410 ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval, under provisions, of C26-178.0 Administrative Building Code and Rule 7.5.18 of the Demolition Rules of the Board, of the Safway Steel Scaffold as manufactured by the Safway Steel Scaffolding New York Inc., of materials as herein described and constructed in accordance with the description above, for uses as defined in the Demolition Rules of the Board with limitations as to height for definite bent spacing as set forth in the following tables:

1. Heavy Duty Scaffold: as defined by Rule 1.24.3 of the Demolition Rules of the Board:—Maximum live load; 75 lbs. per sq. ft.

Span in ft. between bents

Maximum height above baseplate

7'-0"	6'-0"	5'-0"
60'-0"	80'-0"	100'-0"

2. Medium Duty Scaffold: as defined by Rule 1.24.10 of the Demolition Rules of the Board:—Maximum live load; 50 lbs. per sq. ft.

Span in ft. between bents

Maximum height above baseplate

10'-0"	9'-0"	8'-0"	7'-0"
100'-0"	110'-0"	115'-0"	125'-0"

3. Light Duty Scaffold: as defined by Rule 1.24.7 of the Demolition Rules of the Board:—Maximum live load, 25 lbs. per sq. ft.

Span in ft. between bents

Maximum heights above base plate

10'-0"

125'-0"

The Committee further recommends that additional stages of planking may be used, in accordance with the following condition:

1. Heavy Duty Scaffold: Only one working stage of planking and no additional stages of planking may be used on the Heavy Duty Scaffold.

2. Medium Duty Scaffold:

Bent Spacing

10'-0" 9'-0" 8'-0" 7'-0"

Additional Stages of Planking

0 1 2 4

3. Light Duty Scaffold:

Bent Spacing

10'-0"

Additional Stages of Planking

8

The live load of 50 lbs. per sq. ft. for the Medium Duty Scaffold and the 25 lbs. per sq. ft. for the Light Duty Scaffold may be applied to one tier or may be divided between various tiers, as allowed, in the same bay.

The Committee further recommends that during the course of erection and all time thereafter, of the scaffold hereby recommended for approval under this report the scaffold shall be adequately tied to the building every two stories, but not more than 24'-0" vertically and every 28'-0" horizontally by one of the approved methods shown on Dwg. A to J inclusive, marked, "Received June 24, 1954", which are on file with and are part of the record.

The Committee further recommends that the frames shall set on suitable sills of minimum size 2" $\times$ 12" but in all cases the owner-manufacturer shall submit his erection plans to the Department of Housing and Buildings so that all the methods of construction outlined in the report and the subsurface conditions may be investigated and checked.

The Committee further recommends that signs shall be conspicuously posted every 50 ft. along the planked platform levels showing the allowable live load per sq. ft. permitted on the planking and that all the component parts of the scaffold shall be kept in a perfect state of repair properly painted or otherwise treated to prevent corrosion or decay.

The Committee further recommends that the erection and design of scaffolds, hereby recommended for approval under this report shall be under the responsible supervision of the owner-manufacturer of the scaffold and that all scaffolds

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erected under the conditions of this report shall be stamped, marked and labeled as follows:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 965-41-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

979-41-SM

APPLICANT—L. O. Koven & Bros., Inc., owner-manufacturer.

SUBJECT—Application reopened January 5, 1954—For amendment of resolution—re Koven 275 Gallon Obround Fuel Oil Tank; previously approved.

APPEARANCES—

For Applicant: Roger N. Blakeney.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly..... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 979-41-SM.

Subject: Amendment of resolution, Koven 275 Gallon Fuel Oil Tank.

The Board of Standards and Appeals on October 6, 1942 approved the Koven 275 Gallon Obround Fuel Oil Tank for use in fuel oil installations in New York City. The application was reopened January 5, 1954 for report as to revision of design of tank. The tank as originally approved had a 1 inch pressed steel spud at the end of the tank to be used as a drain. It is now proposed to provide a ½ inch steel spud in the bottom of the tank about 2 inches from the connection of sides and head. Inspection of the tank as redesigned was made and the proposed change was found satisfactory. The Committee recommends the amendment of the resolution of October 6, 1942 to approve the Koven 275 Gallon Obround Tank as shown in revised drawings marked received on December 7, 1953.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 6, 1942 in accordance with the above report.

781-49-SA

APPLICANT—Ace Cabinet Corporation, owner-manufacturer.

SUBJECT—Application reopened February 17, 1953—for amendment to resolution as to additional size of gas fired drying tumbler—re Ace Telecoin Tumble Dryer (gas heated clothes dryer); previously approved.

APPEARANCES—

For Applicant: Milton Herzer.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 781-49-SA

Subject: Amendment to resolution as to additional size of gas fired drying tumbler.

Ace Cabinet Corp., New Bedford, Mass., requested by letter dated January 30, 1953 that the resolution adopted February 15, 1950 under Cal. No. 781-49-SA be amended so as to include an additional model. The application was reopened by a vote of the Board February 17, 1953.

Purpose

The appliance, a gas heated commercial drying tumbler is to be used for the drying of clothes by forcing hot air through the tumbling clothes.

Description

The requested model is similar to the model approved by the Board February 15, 1950 under Cal. No. 781-49-SA differing only in so far as the depth of the basket, and a change in design of the lint trap. The new model has a basket 24" deep instead of the 18" depth of the approved model and the lint trap is of the pull out type instead of the fixed type. The cabinet has been changed to the extent of having a glass door and chrome trim.

There has been no changes in the heating equipment of safety controls.

Inspection and Test

The requested model was inspected by Asst. Engr. J. A. Darts, Committee on Test and the changes noted as herein described.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee recommends that the resolution adopted February 15, 1950 under Cal. No. 781-49-SA be amended so as to include the model 24 as herein described on condition that the requirements of the resolution adopted February 15, 1950 under Cal. No. 781-49-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of February 15, 1950 in accordance with the above report.

506-52-SM

APPLICANT—Askania Corporation, owner.

SUBJECT—Application June 23, 1952—Portite (integral admixture for concrete), approval of.

APPEARANCES—

For Applicant: Richard Koch.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 506-52-SM

Subject: Portite Integral Admixture for Concrete, approval of.

The Askania Corporation, owner filed June 23, 1952 an application with the Board of Standards and Appeals for approval of Portite an integral admixture for concrete of which it is sole manufacturer, under the provisions of C26-178.0.b of the Administrative Building Code.

Purpose

The material is an integral mixture to concrete to increase plasticity.

Description

Portite is an aqueous liquid, based on a long-chain organic radical, which is added to concrete mixes to promote better hydration with less water, improve suspension of the solids. These result in greater uniformity of texture, impermeability, durability and plasticity.

The normal use of 4 fl. ozs. per sack of cement produces 3% to 6% of entrained air in the plastic concrete. The Portite is added to the dry mix just before or with the water from graduated measures.

Inspection and Test

To demonstrate that concrete with Portite does not cause undue loss of compressive strength, a comparative series of tests were carried out at Gulick-Henderson Lab., Flushing, in the presence of Chief Engr. L. V. Huber of the Committee on Test and Mr. R. Koch of the Askania Corporation, and L. D. Long of Gulick-Henderson Laboratories, Inc., on May 5, 1954. Ten cylinders each of identical 5.5 bag concrete mixes, with and without Portite added were made and 5 cylinders each were tested for compressive strength at 7 and 28 days. The report submitted in July 9, 1954, showed a slight increase in compressive strength at both stages as below:

COMPRESSIVE STRENGTH

Plain Concrete	7 Days	28 Days
Average	2701 Five Specimens	4147 Five Specimens
Portite Concrete		
Average	2723 Five Specimens	4234 Five Specimens

The product has over the years been tested by recognized laboratories and by other public bodies. In particular it was tested for 12 months by the U. S. Bureau of Public Roads and approved on July 28, 1952 for Federal and Federal Aid Work (report submitted). It has subsequently been approved by the New Jersey State Highway Department and Authority and used in their work. No tests were run to test the durability or increase in strength.

Recommendation

On the basis of the tests made and the data submitted by the applicant, the Committee on Test recommends the approval of Portite for voluntary use as an integral admixture for concrete to be used to increase plasticity, on condition that the container be marked:—"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 506-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

626-52-SM

APPLICANT—Limestone Products Corp., for Larsen Products Corp., owner.

SUBJECT—Application reopened September 14, 1954—for amendment to resolution as to trade name—re Plaster-Weld (bonding agent); previously approved.

APPEARANCES—

For Applicant: Drew Pearsall.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 626-52-SM

Subject: Amendment to resolution as to trade name.

Limestone Products Corp., for Larsen Products Corp., requested by letter dated July 27, 1954 that the resolution adopted by the Board July 20, 1954 under Cal. No. 626-52-SM be amended so as to permit the material approved July 20, 1954 under Cal. No. 626-52-SM to be marketed under the additional trade name of Weld-Crete.

The application was reopened by a vote of the Board September 14, 1954.

Recommendation

The Committee on Test recommends that the resolution adopted July 20, 1954 under Cal. No. 626-52-SM be amended so as to permit the material Plaster-Weld to be marketed under the additional trade name Weld-Crete on condition that the requirements of the resolution adopted July 20, 1954 under Cal. No. 626-52-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 20, 1954 in accordance with the above report.

682-52-SM

APPLICANT—Emanuel M. Glick, for Elof Hanson, Inc., owner.

SUBJECT—Application August 19, 1952—Reynolds Aluminum Acoustical System, approval of.

APPEARANCES—

For Applicant: Charles L. Roberts.

ACTION OF BOARD—Material approved in accordance with report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 682-52-SM

Subject: Reyno Coustic (corrugated and pyramid perforated acoustical panels), approval of.

Reynolds Metal Company, New York, filed August 19, 1952 an application with the Board of Standards and Appeals

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for approval of the material known as Reyno Coustic (corrugated and pyramid perforated acoustical panels) under the provisions of C26-461.a Administrative Building Code.

Purpose

The material is an incombustible acoustical suspended ceiling.

Description

The panels are of the corrugated panels, formed to $\frac{7}{8}$ " depth with a 2.67" pitch. The gauge of the panel is 0.24" and the width is $33\frac{3}{4}$ " to give a nominal 32" coverage with a one corrugation overlap.

The pyramid style panels are pyramid ribbed to $\frac{3}{8}$ " depth with $1\frac{1}{2}$ " pitch. The gauge of the panel is 0.024" and the width is $34\frac{1}{2}$ " to give a nominal $33\frac{1}{2}$ " coverage with one rib overlap.

The tee sections are aluminum extrusions $2" \times 2\frac{1}{2}" \times \frac{1}{8}"$ nominal size and weighs .355 lbs. per lineal. The angles are also aluminum extrusion $1" \times 2" \times \frac{1}{8}"$ and weighs .233 lbs. per lineal feet.

In erection a grillage of the standard hangers and channels are erected in accordance with the requirements of C26-461.0 Administrative Building Code. At 5'-0" spacing in one direction and at 6'-0" spacing in a direction perpendicular to the 5'-0" spacing channels are bolted to the main carrying channels. The aluminum tee sections are then bolted to the channels by means of straps and bolts. The panels are then placed on the flanges of the tees and the incombustible pads are placed on top of the panels.

Inspection and Test

Sample ceilings were load tested in the presence of Asst. Engr. J. A. Darts, Committee on Test and C. Harder representing the applicant on November 19, 1954, and as the weight of the system totals 0.36 lbs. per sq. ft. the ceiling was loaded to ten times its own weight, the deflection at the center of the panel was $\frac{1}{2}$ inches.

The angles, tees and panels were also tested in accordance with the requirements of C26-88.0 Administrative Building Code. The angles, tees and corrugated panels successfully met the requirements of C26-88.0 Administrative Building Code but the paint on the pyramid type panel ignited under a temperature of 900°F.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Reyno Coustic Corrugated Perforated Acoustical Panels and the Pyramid Type Panel on condition that the pans of this type shall not be painted, when assembled as herein described using an incombustible pad, similar to fiberglass or rockwool, weighing not more than $\frac{1}{2}$ lbs. per sq. ft. be approved as an incombustible mechanically supported acoustical system under C26-88.0 Administrative Building Code providing all packages, cartons, bills of lading or invoices, are marked or tagged: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 682-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

143-54-SM

APPLICANT—United States Plywood Corp., owner (J. A. Fitzpatrick, agent).
SUBJECT—Application reopened July 20, 1954—for amend-

ment to resolution as to one hour rating—re Weldwood $\frac{3}{4}$ hour door (weldrock core); previously approved.

APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinst and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 143-54-SM

Subject: Amendment to resolution as to one-hour rating.

United States Plywood Corp., requested by letter dated June 30, 1954, that the resolution adopted June 2, 1954 under Cal. No. 143-54-SM be amended so as to include a one-hour fire resistive opening protective assembly. The application was reopened by a vote of the Board July 20, 1954.

Purpose

The material is a 4'-0" x 7'-0" x 0'-1 $\frac{3}{4}$ " 1-Hour Test fire resistive door.

Description

The door is a flush type single swing composite fire door similar in construction to the door approved June 2, 1954 under Cal. No. 143-54-SM for $\frac{3}{4}$ -Hour Test. The edge banding in the door is $\frac{1}{2}$ inch soft maple, or birch, treated to refusal.

Inspection and Test

Two doors were tested at the Underwriters Laboratory in accordance with the requirements of the fire and hose stream tests. The complete report Underwriters Laboratory R-2876, App-54C2789 is on file with and is part of the record.

Recommendation

On the basis of the tests and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 2, 1954 under Cal. No. 143-54-SM be amended so as to include the United States Plywood Corp., Weldwood Fire Door when constructed as herein described with $\frac{1}{2}$ inch soft maple or birch, treated to refusal, edge banding as a one-hour fire resistive opening protective assembly on condition that the requirements of the resolution adopted June 2, 1954 under Cal. No. 143-54-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 2, 1954 in accordance with the above report.

234-54-SA

APPLICANT—Carrier Corporation, owner.

SUBJECT—Application March 17, 1954—Carrier Conversion Oil Burner, Models 38C2 and 38C4, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinst and Keating and Deputy Chief Connolly 4
Negative 0

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THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 234-54-SA

Subject: Carrier Corporation Conversion Oil Burner, Models 38Ca and 38C4, approval of.

The Carrier Corporation of Syracuse, New York filed March 17, 1954 an application with the Board of Standards and Appeals for approval of the Carrier Corporation Conversion Oil Burner, Models 38C2 and 38C4 under the provisions of C19-57 Administrative Building Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A mechanical draft conversion oil burner for installation in hot water or steam boiler and warm air furnaces.

Description

Models of this burner 38C2 and 38C4 are identical with the exception of blower sizes, scroll contours and nozzle sizes. Model 38C2 pressure atomizing oil burner is designed to burn Grade #2 fuel oil at 0.5 GPH to 1.0 GPH with oil pressure at 100 psi. Model 38C4 is designed to burn Grade #2 oil 1.0 GPH to 1.50 GPH and 100 psi. The motor is $\frac{1}{8}$ HP, 60 cycle, 1725 RPM with junction box mounted at top. The fuel pump is Sundstrand or Webster single or two stage. The blower wheel is a Lau WW 5 x 3 on 38C2 and a Torrington 508-316 on 38C4. The transformer is 115 volts, 60 cycle primary, 10,000 volts secondary, plunger type secondary leads. The ignition electrodes are dielectric type 3-B or equivalent with spring type bars. The motor pump coupling is Lovejoy DX 2/8. The choke cone is 16 gage stainless steel. The burner housing is 14 gage steel HR PO., 3 piece deep drawn sections spot-welded assembly. The air adjusting band is 26 gage stainless steel. The transformer is mounted on a hinged door at top of burner housing.

The controls consist of a White-Rodgers Type 615-1 primary oil control, White-Rodgers thermostat and White-Rodgers or Penn fan and limit control.

Inspection and Test

A model of this burner was inspected and tested at 630 West 52nd Street, Manhattan and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and W. J. Linderman representing the applicant. The burner has been approved by the Underwriters Laboratories, Miscellaneous Petroleum 2200 and application No. 53C3152.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Carrier Corporation Conversion Oil Burner, Models 38C2 and 38C4 for use in New York City with fuel oil not heavier than #2 Commercial Standard Grade when installed and operated in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals, provided each burner bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 234-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

449-54-SM

APPLICANT—Bodde Screen Co., for Hollywood Universal Inc., owner (Imperial Carpet & Furniture Co., Agent).

SUBJECT—Application May 27, 1954—Bodde Seamless Screen, Types A, B and Type C, Projection Screen, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 449-54-SM

Subject: Bodde Seamless Screen Type A, Type B and Type C, approval of

Bodde Screen Company, Los Angeles, California for Hollywood Universal Inc., Los Angeles, California filed May 27, 1954 an application with the Board of Standards and Appeals for approval of the material known as Bodde Seamless Screen Type A, Type B and Type C under the provisions of C26-721.0.c Administrative Building Code.

Purpose

The material is to be used for theatre projection screen.

Description

The method of manufacture consists of casting one seamless piece of ethyl cellulose. This material is then treated with Monsanto M-140 and 141; Trieresyl, Triphenyl and Araclor top laticize and flameproof the basic sheet. The type refers only to weight of the screen.

Inspection and Test

Samples of Types A and C were tested in accordance with the Flameproofing Rules of the Board at The Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test and W. H. Masterson, representing the Laboratory.

The type C showed no flashing, flaming or glow.

The type A showed an average flaming of 1 second a retest on Type A showed 4/7 seconds flaming, a second retest showed 1/3 seconds flaming and a third retest showed no flashing, flaming or glow. The report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Bodde Seamless Screen Type A and Type C (theatre projection screen) for use in New York City under the provisions of C26-721.0.c Administrative Building Code on condition that the following requirements are complied with:

1. Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of Flameproofing Rules of the Board and further that each carton or package in which the material is shipped shall be stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 449-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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693-54-SM

APPLICANT—Roof Structures, Inc., owner.

SUBJECT—Application August 11, 1954—Roof Structures, Inc., Glued Laminated Timbers (for use as beams, arches, trusses and columns), approval of.

APPEARANCES—

For Applicant: Joseph Burgess.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 693-54-SM

Subject: Roof Structures Inc. Glued Laminated Timbers (for use as beams, arches, trusses and columns), approval of.

Roof Structures Inc., Farmingdale, New York filed August 11, 1954 an application with the Board of Standards and Appeals for approval of the material known as Roof Structure Inc. Glued Laminated Timbers (for use as beams, columns, arches and trusses) under the provisions of C26-370.0 Administrative Building Code.

Purpose

The material is to be used in timber construction.

Description

Structural timbers, not solid as grown by nature, are assembled of laminations, glued up and put under pressure to form structural beams.

In the process of manufacture of the beams, the lumber is examined for defects such as knots, checks, etc. and the soundest pieces are set aside for using in the upper and lower faces of the beam. The lumber having knots etc. are placed at or near the neutral axis of the beam. When necessary to form a long beam, smaller planks are glued together, using a scarf joint (1 to 15) to form a continuous plank of the length desired.

The planks, joined together by means of the scarfed joints, where necessary, are then ready for the laminating process.

The plank which is to be used in the extreme face of the beam is glued on one side only and then placed in the pressure rig. Each succeeding plank is then glued on both faces and placed, one on top of the other, above the first plank. The last plank used, to give the desired depth to the beam is glued on one face only and placed on its proper position. When the planks are correctly positioned, pressure is applied to the beam by means of stay bolts; these bolts are tightened in a certain specified manner, periodically for the first three hours that the beam is in the pressure rig. The beam remains in the rig for twenty-four hours, pressure is then removed and the beam is allowed to cure for 1 week.

The glue used by the manufacturer in the process is known as Bordens Casco Grade A Glue and in the process of laminating, temperature and time are closely related so that it is necessary for the manufacturer to adhere to the time schedule specified for the temperature in the room or space where the beam is being laminated.

Inspection and Test

It was decided to load test a beam of the longest span and greatest depth that the applicant would manufacture. Therefore, a beam 0'-11" wide x 3'-0" deep x 63'-0" long was laminated at the applicant's plant at Farmingdale, New York in the presence of Asst. Engr. J. A. Darts, Committee on Test and J. Burgess and A. Classen representing the applicant. The identified beam was load tested in accordance with the requirements of C26-626.0 Administrative Building Code in the presence of Comm. E. W. Kleinert and Asst. Engr. J. A. Darts, Committee on Test and C. Pantke, J.

Burgess, R. Rieke and A. Classen representing the applicant.

The load was applied so as to develop stresses of four times the stress allowed under the provisions of C26-370.0 Administrative Building Code and the actual deflection, under test, was compared with the computed deflection.

The beam developed a fiber stress of 7250 psi at which time there was a deflection of 10½". When the load was removed the set in the beam was 3/16 inches. The theoretical deflection, under the load required to develop the 7240 psi was computed as 11½ inches so the actual deflection, under test was 7/8 inches less than the computed deflection.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Roof Structures Inc. Glued Laminated Timbers for use as beams under the provisions of C26-370.0 Table 1 under the following condition: 1. That the wood used in the laminated beams shall be Dense Structural Douglas Fir Coast Type or Prime Structural Yellow Pine Long Leaf, 2. That the glue used shall be as herein described and all glueing shall be done in accordance with the glue manufacturers specification, 3. That top and bottom laminations shall not have scarf joints located nearer to the center than ¼ of the beam length from the ends, 4. That the maximum size of the beams recommended for approval shall not exceed 3'-0" in depth by 60'-0" clear span and that the center 50% of the laminations may be scarfed with finger joints.

The Committee further recommends that the beams may be marketed under the trade name Gluwud and further all bills of lading, bills of material or invoices shall be marked, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 693-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

727-54-SM

APPLICANT—Eastern Machine Products, owner.

SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System, Rigid Beam Type (for suspended systems), approval of.

APPEARANCES—

For Applicant: William R. Bush.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:
REPORT OF COMMITTEE ON TEST

Re: Cal. 727-54-SM.

Subject: Eastern Acoustical Fastening System; Rigid Beam Type, approval of.

Eastern Machine Products, Baltimore, Md., filed September 7, 1954 an application with the Board of Standards and Appeals for approval of the material known as Eastern Acoustical Fastening System, Rigid Beam Type under the provisions of C26-461.0 Administrative Building Code.

Purpose

The material is used for suspending an accoustical tile ceiling (tile by others).

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Description

A standard grillage of hangers and channels as required under C26-461.0 Administrative Building Code is first installed. A clip designated as 6180, electro-galvanized steel .05 inches thick is then placed over the channels to attach the main runner to the carrying channel or purlin.

The main beam designated as 6150, is a modified "Tee" section $1\frac{1}{2}$ high by $15/16$ inch at the base and is 0.30 inches thick, is there hung from the $1\frac{1}{2}$ inch channels by means of the clip herein described at 4'-0" centers in one direction and 5'-0" centers in a direction perpendicular to the 4'-0" center direction. At right angles to the main runner and at 1'-0" centers are placed "Tees"; designated as 6264, $\frac{3}{4}$ inches high by $15/16$ inches at the tee and .019 inches thick. The ceiling tile is then installed by slipping the kerf of the tile on to the flange of either the rigid beam; 6150 or the tee beam, 6264.

Inspection and Test

A sample ceiling of 5'-0" x 4'-0" was load tested at Manhattan College in the presence of Asst. Engr. J. A. Darts, Committee on Test, W. H. Bush representing the applicant and Prof. J. S. McNerney representing the College. The panel successfully carried a load of 10 lbs. per sq. ft. at which load there was a deflection of $\frac{1}{4}$ inch at the edges and $\frac{7}{8}$ inches at the center. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the material known as Eastern Acoustical Fastening System, Rigid Beam Type be approved for voluntary installation in New York City on condition that the hangers and $1\frac{1}{2}$ inch channels shall be installed in accordance with the requirements of C26-461.0 Administrative Building Code and the balance of the system shall be installed as herein described.

The Committee further recommends that when the tile used in conjunction with this system is of the fiber or combustible type the installation shall comply with the requirements of the Fiber Board Rules as to coverage as provided under Rule 3 and if the tile is of an incombustible nature the system may be considered as an incombustible suspended ceiling.

It is further recommended that all plans submitted to the Department of Housing and Buildings showing the proposed use of this ceiling shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 727-54-SM," and all cartons or packages in which the material is shipped shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

728-54-SM

APPLICANT—Eastern Machine Products Co., owner.
SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System, basic exposed type for suspended systems, approval of.

APPEARANCES—

For Applicant: William R. Bush.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly..... 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 728-54-SM

Subject: Eastern Acoustical Fastening System, Basic Exposed Type, approval of.

Eastern Machine Products, Baltimore, Md., filed September 7, 1954 an application with the Board of Standards and Appeals for approval of the material known as Eastern Acoustical Fastening System, Basic Exposed Type, under the provisions of C26-461.0 Administrative Code.

Purpose

The material is used for suspending acoustical tile ceilings (tile by others).

Description

A standard grillage of hangers and channels as required under C26-461.0 Administrative Building Code is first installed. A clip designated as 6180 electro galvanized steel .05 inches thick is then attached to the $1\frac{1}{2}$ inch carrying channel to carry the main runner. The main runner designated as 6351 is a "Tee" beam fabricated of 23 gauge (.025 inches) electro galvanized steel with a sleeve wrapped around its bottom flange. This sleeve is also of steel .010 inches thick. These runners are placed 2'-0" on centers and are clipped to the main channels every 4'-0" of their length by means of the clip herein described.

The ceiling tile is then installed by setting the tile on the exposed flange of the runner (6351) between each ceiling tile and at right angles to the runner (6351) as a Tee member (6262) .018 inches thick; this "Tee" is inserted into the kerf of the tile which lends support to the tile.

Inspection and Test

A sample ceiling 4'-0" x 4'-0" was tested at Manhattan College in the presence of Asst. Engr. J. A. Darts, Committee on Test, W. H. Bush representing the applicant and Prof. J. S. McNerney representing the College. The panel successfully carried a load of 10 lbs. per sq. ft. at which load there was a deflection of $\frac{1}{8}$ inches at the center and $\frac{1}{8}$ inches at the edges. Failure occurred at 11 lbs. per sq. ft. when the tees buckled.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends that the material known as Eastern Acoustical Fastening System, Basic Exposed Type, be approved for voluntary installation in New York City on condition that the hangers and $1\frac{1}{2}$ inch channels shall be installed in accordance with the requirements of C26-461.0 Administrative Building Code and the balance of the system shall be installed as herein described.

The committee further recommends that when the tile used in conjunction with this system is of the fiber or combustible type the installation shall comply with the requirements of the Fiber Board Rules as to coverage as provided under Rule 3 and if the tile is of an incombustible nature the system may be considered as an incombustible suspended ceiling.

It is further recommended that all plans submitted to the Department of Housing and Buildings showing the proposed use of this ceiling shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 728-54-SM," and all cartons or packages in which the material is shipped shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

729-54-SM

APPLICANT—Eastern Machine Products Co., owner.
SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System Basic Concealed Type, approval of.
APPEARANCES—

For Applicant: William R. Bush.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 729-54-SM

Subject: Eastern Acoustical Fastening System, Basic Concealed Type, approval of.

Eastern Machine Products, Baltimore, Md., filed September 7, 1954 an application with the Board of Standards and Appeals for approval of the material known as the Eastern Acoustical Fastening System, Basic Concealed Type under the provisions of C26-461.0 Administrative Building Code.

Purpose

The material is used for suspending an acoustical tile ceiling (tile by others).

Description

A standard grillage of hangers and channels as required under C26-461.0 Administrative Building Code is first installed. A clip designated as 6182 electro galvanized steel is attached to the 1½ inch carrying channel to carry the main runner. The main runner designated as 6160, a ⅞ inch tee .025 inches thick, is hung from the 1½ inch channel on 1'-0" centers.

The ceiling tile is then installed by slipping the kerf on one edge of the tile onto the flange of the tee number. A flat metal spline .01 inches thick is inserted at right angles to the tee member between two adjacent tiles in order to afford greater stability.

Inspection and Test

A sample ceiling 4'-0" x 4'-0" was load tested at Manhattan College in the presence of Asst. Engr. J. A. Darts, Committee on Test, W. H. Bush representing the applicant and Prof. J. S. McInerney representing the College. The panel successfully carried a load of 10 lbs. per sq. ft. at which load there was a deflection of ½ inch. The panel failed at 10½ lbs. per sq. ft. when the tees buckled laterally.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends that the material known as Eastern Acoustical Fastening System, Basic Concealed Type be approved for voluntary installation in New York City on condition that the hangers and 1½ inch channels shall be installed in accordance with the requirements of C26-461.0 Administrative Building Code and the balance of the system shall be installed as herein described.

The Committee further recommends that when the tile used in conjunction with this system is of the fiber or combustible type the installation shall comply with the requirements of the Fiber Board Rules as to coverage as provided under Rule 3 and if the tile is of an incombustible nature the system may be considered as an incombustible suspended ceiling.

It is further recommended that all plans submitted to the Department of Housing and Buildings showing the proposed

use of this ceiling shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 729-54-SM." and all cartons or packages in which the material is shipped shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

730-54-SM

APPLICANT—Eastern Machine Products Co., owner.
SUBJECT—Application September 7, 1954—Eastern Acoustical Fastening System (exposed type), for suspended ceilings, approval of.

APPEARANCES—

For Applicant: William R. Bush.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 730-54-SM

Subject: Eastern Acoustical Fastening System, Exposed Type, approval of.

Eastern Machine Products, Baltimore, Md., filed September 7, 1954 an application with the Board of Standards and Appeals for approval of the material known as Eastern Acoustical Fastening System, Exposed Type under the provisions of C26-461.0 Administrative Building Code.

Purpose

The material is used for suspending an acoustical tile ceiling (tile by others).

Description

A standard grillage of hangers and channels as required under C26-461.0 Administrative Building Code is first installed. A clip, designated as 6180 electro galvanized steel .05 inches thick is then placed over the 1½ inch channels in order to carry the main runner. The main runner, designated as 6350 is made of electro galvanized steel, .035 inches thick with a .01 inch steel sleeve wrapped around the flange; this runner has ¾ inch high by ⅛ inch wide slots provided in the web, every 1'-0" along its length to permit the locking of the cross tees. The cross tees, designated as 7374, 7574, 6664 or 6764, spaced up to 2'-0" on centers are placed at right angles to the main runner and locked into the slots herein described. The main runners are spaced on a maximum of 2'-0" in a direction perpendicular to the main runners.

A sample ceiling 5'-0" x 4'-0" was load tested at Manhattan College in the presence of Asst. Engr. J. A. Darts, Committee on Test, W. H. Bush representing the applicant and Prof. J. S. McInerney representing the College. The ceiling successfully carried a load of 9½ lbs. per sq. ft. but failed due to lateral buckling at 9¾ lbs. per sq. ft. This lateral buckling was caused by the fact that there was no ceiling tile installed on the test panel and under the circumstances the tees had absolutely no lateral support.

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Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the material known as Eastern Acoustical Fastening System, Exposed Type, be approved for voluntary installation in New York City on condition that the hangers and 1½ inch channels shall be installed in accordance with the requirements of C26-461.0 Administrative Building Code and the balance of the system shall be installed as herein described.

The Committee further recommends that when the tile used in conjunction with this system is of the fiber or combustible type the installation shall comply with the requirements of the Fiber Board Rules as to coverage as provided under Rule 3 and if the tile is of an incombustible nature the system may be considered as an incombustible suspended ceiling.

It is further recommended that all plans submitted to the Department of Housing and Buildings showing the proposed use of this ceiling shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 730-54-SM," and all cartons or packages in which the material is shipped shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test,

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

877-54-SM

APPLICANT—Acheson Manufacturing Co., owner (Demov and Morris, Agents).

SUBJECT—Application November 15, 1954—Acheson Bronze Silver Brazing Tube Fittings, MS, Spec. MIL-F-1183, approval of.

APPEARANCES—

For Applicant: Robert D. Levin and Fred Head, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 877-54-SM

Subject: Acheson Bronze Silver Brazing Tube Fittings, MS-Spec. MIL-F-1183, approval of.

Acheson Manufacturing Company, Rankin, Pennsylvania, filed November 15, 1954 an application with the Board of Standards and Appeals for approval of the material known as Acheson Bronze Silver Brazing Tube Fittings MS-Spec. MIL-F-1183 under the provisions of C26-191.0; C26-1220.0; C26-1234.0; C26-1235; C26-1240 and C26-1254.0 Administrative Building Code.

Purpose

The material is to be used for making threadless joints with red brass "iron piped size" pipe or copper tubing "iron piped size."

Description

The Acheson Bronze Silver Brazing Tube Fitting, MS-Spec. MIL-F-1183 fitting is a bronze socket type fitting to be brazed to Copper or Brass pipe intended for installation wherever 150 pound standard weight bronze screw fittings are used; that is for 150 pound working steam pressure at

450°F or 300 pound non shock oil, water or gas lines at 150°F.

The cup of the fittings is reamed to close tolerances to accommodate the outside of standard pipe with the proper clearance between and also to produce a shoulder or stop for the pipe when it is inserted. This type of fitting has a tendency to reduce the turbulence since the internal diameter of the fitting is the same as the internal diameter of the pipe.

A suitable silver brazing alloy shall have the following contents: Copper 80%, Silver 15%, Phosphorus 5%; this alloy shall be used in the making of all joints.

In making a joint the pipe and fitting are thoroughly cleaned and pipe must be cut square, free from burrs and fitted hard against the shoulder of the cup of the fitting. The whole assembly is then supported for alignment and pitch. The pipe is then heated until the flux is "working" or bubbling. The heat is then switched to the fitting and heated until the flux is entirely melted and fully active. The alloy is then applied and both the pipe and fitting are heated, by moving the flame from the pipe to the fitting, until the alloy flows by capillary attraction into the clearance between the cup and the pipe wall. As the alloy flows the flame is moved around the fitting at the bend and additional alloy is added to fill the space and make a small fillet.

In relation to whether this process constitutes welding as defined in C26-1254:

1. Brazing process form one of the three subdivisions of welding in the American Welding Society's master chart if welding process and the Society defines brazing as "a group of welding processes wherein the filler metal is a non-ferrous metal or alloy whose melt point is higher than 1000°F, but lower than that of the metals or alloys to be joined". It is to be noted that only the filler metal melts, not the parts joined. It is also to be noted that the soldering processes are excluded by the 1000°F, minimum melting point of the filler metal, although the improper use of the word "soldering", describing true brazing persists to some extent in the trades.

2. There is no other welding process besides brazing established in the forming of joints in non-ferrous pipe; therefore the term "welding" in Administrative Code C26-1254 refers to brazing when applied to non-ferrous pipe joints.

Inspection and Test

A comprehensive range of tests were conducted at the New York Testing Laboratory in the presence of Asst. Engr. J. A. Darts, Committee on Test and F. Head, Jr., representing the applicant.

The tests included the following: Hydrostatic, Tensile, Compression and Vibration and were a comparative test between the brazed fittings and the screwed fittings.

Results were as follows:

1. Hydrostatic Test: Two 1 inch nipples, 3 inches long were connected by means of a coupling and both ends were capped by a standard pipe cap, being drilled and tapped and connected to a Hydraulic pump.

Result: Two tests on the brazed fittings showed failure at the tube splitting at 3800 lbs. with no failure in the joint. Two tests on the screwed fitting showed failure at the cap bursting at 5800 lbs.

2. Tensile Test:

1" Brazed Broke in tube, joint intact	8530 lbs.
1" Screwed Broke at threads	9820 lbs.
1½" Brazed Broke in tube, joint intact	12940 lbs.
1½" Screwed Broke at threads	19310 lbs.
2" Brazed Broke in tube, joint intact	15530 lbs.
2" Screwed Broke at threads	22340 lbs.

3. Compression Test:

1½"—90° Brazed	Crack in elbow—	Joint intact — 11700 lbs.
1½"—90° Screwed	Crack in elbow—	Joint loose — 8740 lbs.
1½"—45° Brazed	Crack in elbow—	Joint intact — 7780 lbs.
1½"—90° Screwed	Crack in elbow—	joint loose — 8300 lbs.

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2"—90° Brazed	Crack in elbow—	
	joint intact —	14250 lbs.
2"—90° Screwed	Crack in elbow—	
	joint loose —	12400 lbs.
2"—45° Brazed	Crack in elbow—	
	joint intact —	9870 lbs.
2"—45° Screwed	Crack in elbow—	
	joint loose —	7450 lbs.

4. Vibration Test: The screwed fitting began leaking at the completion of 75000 cycles of vibration. Brazed fitting showed no leakage at the completion of 120000 cycles of vibration.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data supplied by the applicant, the Committee on Test recommends the approval of the Acheson Bronze Silver Brazing Tube Fittings, MS-Spec. MIL-F-1183 under C26-191.0a for use in New York City for red brass or copper piping IPS sizes $\frac{3}{8}$ " to 2" inclusive conforming to C26-1234 and C26-1235 or any other brass or copper piping as approved by the Board under C26-1222.0 when installed as herein described; under C26-1240.0 as a new plumbing material when used for welded plumbing joints and connections as provided in C26-1254.0 provided that each package of Acheson Bronze Silver Brazing Tube Fittings, MS-Spec. MIL-F-1183 shall have a label reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 877-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

944-54-SM

APPLICANT—Ajax Contracting Co., Inc., owner.
SUBJECT—Application December 2, 1954—Ajax Easy Opening Device for Cellar Trap Door, approval of.
APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 944-54-SM

Subject: Ajax Easy Opening Device for Cellar Trap Doors, approval of.

The Ajax Contracting Company, Inc., owner, filed December 2, 1954 an application with the Board of Standards and Appeals for approval of the Ajax Easy Opening Device for Cellar Trap Doors under the provisions of C26-273 d and e of the Administrative Building Code.

Purpose

An easy opening device for sidewalk trap doors over cellar exit.

Description

The device consists of a spring bolt with chain also a flat iron push or lifting bar $1\frac{1}{2}$ " x $\frac{3}{8}$ ", which is pivot hinged to the underside of the trap door. At the bottom

of the lifting bar a $\frac{1}{4}$ " steel cable is connected which runs up and over a roller wheel which is connected to the steel frame of the door or other adjoining construction and then down to a counterweight at the bottom. The method of operation is to pull the chain which releases a spring bolt and gives a slight pull on the down cable or the counterweight. This causes the trap door to open and to stay in open position until closed manually.

Inspection and Test

The device was installed at two places in the cellar of 249-253 William Street, N.W. corner of New Chambers Street, New York City and was inspected and tested by Chief Engr. L. V. Huber of the Committee on Test and found to act satisfactorily remaining open until closed manually. Present at the test was H. W. Horwood representing the owner.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Ajax Easy Opening Device for cellar trap doors when constructed and installed as herein described and as shown in drawing marked, Received December 2, 1954, provided each installation bears a label reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 944-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test,

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

734-29-A

APPLICANT—Wilco Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the superintendent of buildings; previously granted on condition.
PREMISES AFFECTED—9-11 South William street, 1 Mill lane and 59-61 Stone street, Block 29, Lots 43 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant—Jacob M. Black.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution adopted by the Board on March 25, 1930 amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 25, 1930, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1930, by omitting the words in the last two lines reading, "in single occupancy and tenancy", *on condition* that the requirements of the resolution cited shall be complied with in all other respects. (Violation order 5816/29)

929-50-A—Vol. II

APPLICANT—Henry George Greene, for Ruthbarb Holding Corp., owner.

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SUBJECT—Application reopened November 23, 1954 as Vol. 11—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—241-243 West 23rd street, north side, 375 ft. east of 8th avenue, Block 773, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur P. McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1954, on Alt. App. 1540/54, reads:

"1. Provide two lawful means of egress from each floor area, including cellar, as per Sec. 271 of Labor Law.

Note: A fire escape is not accepted as a means of egress in a factory building more than five stories in height under Sec. 271 of L. L. as amended 7-1-47."

and

WHEREAS, the applicant states the building is 7 stories, 85 ft. in height, 40 ft. front by 98 ft. 9 in. in depth on first floor, 40 ft. front by 93 ft. 9 in. in depth at typical floor, Class 3 construction, erected in 1897 located in a retail use, B area, Class 1½ height district; used and occupied since approximately 1930: Cellar—boiler room and part vacant; 1st to 7th floors—Vacant; proposed to be used and occupied as follows: Cellar—boiler room and storage of incombustible materials, 0 persons; 1st to 7th floors, inclusive, factory, 30 persons on the 1st floor and 35 on each of the upper floors. The building is provided with an approved interior fire alarm system and regular monthly fire drills are maintained; there is one 3 ft. wide wood stairs, enclosed with plaster on metal lath equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street, and one fire escape on the front extending to street by ladder; window and doors on course thereof are fireproof, self-closing; and

WHEREAS, the applicant states the occupancy will be limited to the capacity of the stairway at each floor; and

WHEREAS, the applicant requests that the Board consider these facts and grant permission to maintain the existing stairway and fire escape as the means of egress from the building; and

WHEREAS, on May 22, 1951, under Cal. No. 929-50-A, Vol. I the Board granted a variation of the requirements of the Labor Law as cited in Objection 1 issued by the Borough Superintendent on Alt. App. 1423/50, for a period of six months, to permit the owner to dispose of the building and report back to the Board, and permitting the then existing exits to remain, provided the building is occupied temporarily as then proposed and not occupied above the 5th floor except for executives; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1540/54, Objection 1, and that the appeal be and it hereby is granted on condition that the primary means of exit shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received January 20, 1955" (4 sheets); that as a second means of exit the existing fire escape on the front of the building may be permitted with counterbalanced stair to street and with gooseneck ladder to roof; that the existing door from the first story rear to adjoining yard of apartment building shall be maintained and from the cellar to said door to open yard there shall be a stair so as to permit exit to such adjoining yard; that such stair from cellar shall be enclosed and shall enter into a vestibule on the first floor where such door occurs and into such vestibule there shall also

be a door from the first floor rear; that the interior fire alarm system and monthly fire drills shall be maintained to the satisfaction of the Fire Commissioner; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

846-53-A

APPLICANT—H. G. Jacobs Manufacturing, Inc., lessee, for Carl Tradelius, owner.

SUBJECT—Application November 24, 1953—re Appeal from a decision re an order of the Fire Commissioner.

PREMISES AFFECTED—124 East 124th street, south side, 90 ft. west of Lexington avenue, 4th floor; Block 1772, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: H. G. Jacobs.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order No. 91309LC issued by the Fire Commissioner June 13, 1952 and repeated in a decision of the Fire Commissioner dated November 19, 1953, reads:

"Dipping: Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

3. Provide a double walled metal cabinet, or wood cabinet metal covered on all sides, including the door, for the storage of more than 100 gallons, but not exceeding 200 gallons, of spraying material. Paint storage cabinet to be ventilated to the outer air at both top and bottom. Rule 6.1.2, Spray Rules.

6. Discontinue use of electric drying oven which has not been approved by the Board of Standards and Appeals. Rule 4.5.1."

and

WHEREAS, the applicant states the building is 5 stories in height, 50 ft. front by 100.11 ft. in depth, of fireproof construction, erected 1889, located on a lot 50 ft. front by 100.11 ft. in depth, in a business use, B area, class 1½ height district and used and occupied since 1949 as follows: cellar—storage, no persons; 1st floor—assembly and furniture frames, 5 persons; 2nd floor—manufacturing venetian blinds, 8 persons; 3rd floor—manufacturing photographic projection screens, 3 persons; 4th floor—processing solid plastic material, 12 persons; 5th floor—vacant; that no change in use or occupancy is now proposed; that the building is provided with an interior fire alarm system and regular monthly fire drills are maintained; that there is one interior 6 ft. wide steel and concrete stairs enclosed in brick and concrete, equipped with metal self-closing doors and leading from roof bulkhead direct to street and one fire escape on the rear extending to roof by stair and to yard by stair, with egress from its lower termination in yard through yard and adjoining premises to street; that window and door openings on the course of the fire escape are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #36298 issued October 25, 1949 upon completion of work under Alt. Applic. 1780/46, describes the building as class 1 construction and permits the following use and occupancy: cellar—factory, 5 persons; 1st floor—factory, 10 persons; 2nd floor—factory, 30 persons; 3rd floor—factory, 32 persons; 4th floor—factory, 18 persons; 5th floor—factory, 18 persons; and contains the note that not more than 75% of the total floor space of building is to be used for manufacturing and such manufacturing is to be of such type as permitted in a business district by the zoning resolution; and

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WHEREAS, the lessee was convicted and fined in Municipal Term, Magistrates Court, June 24, 1953 on a charge of violation of section C19-84.0 of the Administrative Code; and

WHEREAS, the applicant states that the principal business of the tenant on the 4th floor is the processing of tenite #2 plastic into handles for tools; that the material is turned in a lathe and then dipped into an acetone solution; that the dip-tank is 24 in. by 29 in. by 12 in., within drying enclosure and constructed of 16 gauge metal; that the tank contains a solvent into which plastic handles are dipped by a conveyor and carried to the drying chamber constructed of two layers of metal with 1½" asbestos insulation; that the doors in front of drying chamber are of heavy metal provided with spring hinges, held open by a chain with fusible link, in accordance with rule 4.1.1; that the dip tank is provided with an automatic system which consists of one 15 lb. CO₂ cylinder activated by fusible link and two spray nozzles on the edge of tank; that one sprinkler head, connected to house water supply, is installed in front of the drying equipment; that heater and drying compartments are designed for not more than 120°F. in drying chamber and therefore cannot be classified as a drying oven; that the heating elements, Waage Electric Heater, is approximately 12 in. long, 13 in. high and 12 in. deep enclosed in heavy sheet plates; that air from the outside passes through this unit and leaves same at an average 180°F., that a safety valve at the opening of this unit is set to shut off heater at a maximum temperature of 200°F.; that the hot air is blown into the drying chamber by an explosion proof motor and fan through an insulated duct; that the distance between heater and entrance to chamber is 16 ft. measured in line of duct; that a screen at the outlet of heating unit and between unit and blower prevents sparks from entering drying chamber; that a second safety switch at inlet of the hot air duct and the drying chamber shuts off heater when temperature exceeds 120°F.; that the drying chamber exhausts by a duct with explosion proof motor and blower capable of removing 1400 cfm with 1001 fm; that this exhaust will be to the rear yard and then to the roof; that this exhaust will be kept running and the fan control interconnected with heater to operate simultaneously and will be kept in operation for a sufficient length of time thereafter to exhaust all vapors or residues from the dipping tank; that dipping unit No. 2 which is 2 ft. 1 in. long and 1 ft. 9 in. wide and 3 in. deep, is equipped with hood and exhaust terminating at roof, hinged cover with fusible link, sprinkler head and 4 lbs. CO₂ extinguisher in accordance with the spray rules of the Board; that the materials storage room is approximately 5 ft. by 4 ft. of 4 in. concrete ceiling and floor slabs and brick walls equipped with fireproof self-closing door with a 6 in. concrete sill; that a sprinkler head will be installed in this room; that request is made for approval of a lot line window for the storage room since the building opposite is lower than the storage room; that not more than 50 gallons of acetone and 50 gallons of lacquers will be stored in this room; and whereas, the premises were inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #91309 LC, Objection 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the drying oven shall be equipped as proposed subject to Fire Department license to use and maintain as now proposed and indicated on revised plans marked "Received February 17, 1955" (4 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall require; that the interior fire alarm system and regular monthly fire drill shall be maintained to his satisfaction; that the enclosed storage room shown on such plans may be approved, as objected to by the Fire Commissioner under Objection 3; that the means of ventilation by a double hung window in rear wall may be accepted as ventilation so long as such window opens on unbuilt upon portion of the premises in the rear of the building; that the door shall be fireproof, self-closing and there shall be a concrete sill at the doorway not less than 6 inches in height

and for the full width of the jamb; that the use of all combustible or inflammable materials shall be subject to permits issued by the Fire Commissioner.

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).

SUBJECT—Application June 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel Laitin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 10, 1954, on Alt. App. 418/50 reads:

"1. The exits from cellar and subcellar should comply with Sec. 271 Labor Law."

and

WHEREAS, the applicant states the building is 5 stories, 67 feet in height, 49 ft. 11 in. front by 100 ft. in depth at 1st floor, 49.11 ft. front by 90 ft. in depth at typical floor, Class 3 construction, erected in 1905 on a lot 49.11 ft. front by 100 ft. in depth, in a retail use, B area, Class 2½ height district; used and occupied since 1940: Subcellar—storage, 0 persons; cellar—offices and storage, 20 persons; 1st floor—store, 25 persons; 2nd, 3rd and 4th floors—offices, 20 persons per floor; 5th floor—factory, 35 persons. No change in use or occupancy is now proposed. The building is equipped with an approved standpipe system and a perforated pipe system in cellar and subcellar and an ADT connected interior fire alarm system; that there are two 3 ft. 8 in. wide interior stairs of steel with cement treads, enclosed in 4 in. terra cotta block partitions, equipped with fireproof, self-closing doors, leading from roof bulkhead direct to street; and

WHEREAS, Violation #4475 was issued July 10, 1953, for installing the following items contrary to plans approved under Alt. App. 418/50:

"1. stairs at rear building from 1st floor to basement and fireproof enclosures for same not provided.

2. Basement used as offices and storage instead of boiler room and storage as shown on specification sheet."

and

WHEREAS, the owner was fined in Magistrate's Court on June 23, 1954, on charge of violation of Sec. C26-178.0 of the Administrative Code; and

WHEREAS, Certificate of Occupancy #12860 was issued August 16, 1927, upon completion of work under Alt. App. 1290/25, permitting the following use and occupancy: Sub-basement—storage; basement—restaurant, 125 persons; 1st floor—restaurant, 125 persons; 2d to 5th floors, inclusive, factory, 12 persons per floor; and

WHEREAS, the applicant states there are two enclosed steel stairs serving the upper stories, one of these stair enclosures continues to cellar and subcellar; that the cellar and subcellar also have an auxiliary steel stairs, sprinklered, with non-automatic type sprinkler heads connected to Fire Department siamese connections; that the cellar and subcellar floors are completely sprinklered with a non-automatic sprinkler system; that although the existing certificate of occupancy permits factory use on the 2nd, 3rd, 4th and 5th floors, only the 5th floor is used for factory work; that the 2nd, 3rd and 4th floors are used as offices; that the 1st floor is used as a photographic store; that the cellar is used as offices and

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storage in connection with the store on the 1st story; that the subcellar is used for dead storage for this store; there is no boiler room, the building being heated by steam from the N. Y. Steam Co.; and

WHEREAS, the applicant requests that the Board modify the decision of the Borough Superintendent and vary the requirements of the Labor Law, in view of the fact the auxiliary stairs from the cellar to the 1st floor lands in the store 8 feet from the street exit doors and as there is no occupancy in the subcellar and as the cellar occupancy is limited to 20 persons; and

WHEREAS, the applicant states the entire building is equipped with a thermostatically operated alarm system with A.D.T. connections; and

WHEREAS, the applicant states that any films stored in the building is of the noninflammable type and is used for resale purposes only; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 418/50, Objection 1, and that the appeal be and it hereby is *granted on condition* that the means of exit from the cellar and subcellar shall comply with arrangement proposed, as indicated on plans filed with this appeal, marked "Received January 10, 1955", (11 sheets); that the cellar and subcellar ceilings shall be fire-retarded; that such portions of the building shall be equipped with a wet sprinkler system of at least one source complying with the requirements therefor; that in the subdividing wall in the cellar and subcellar all door openings from one part to the other shall be fireproof, self-closing with fusible link; that the stairs leading from the front of the building from the first floor to cellar and subcellar shall be enclosed on those stories; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area.

10-55-A

APPLICANT—Reuben Rappaport, for All States Holding Corp., (Parsons School of Design, lessee).

SUBJECT—Application January 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—410-416 East 54th street, south-side, 194 ft. east of 1st avenue and 415-423 East 53rd street, Block 1365, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben Rappaport.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 3, 1955, on amendment to Alt. App. 264/54, reads:

"C6. Wood stud partitions in f.p. building are contrary to 10.9.2.5 B.C."

and

WHEREAS, the applicant states the building is 6 stories, 91 feet in height, 100 ft. by 200.10 feet in area, of Class 1 construction, erected in 1924, located in a residence use, B area, Class 2 height district; used and occupied since 1954: Cellar—garage, 25 persons; 1st floor—garage, 30 persons; 2nd, 3rd, 4th and 5th stories—factory and storage; 6th story—factory and design; proposed to be used and occupied: Cellar, same; 1st floor—same; 2nd floor—factory and storage, 224 persons; 3rd and 4th floors—Parsons School of Design, 250 persons each floor; 5th and 6th floors—fac-

tory and storage, 190 and 300 persons, respectively. The building is provided with an approved standpipe system and an approved two-source sprinkler system throughout; there is an approved interior fire alarm system. There are two interior 44 in. wide reinforced concrete stairs, enclosed in 6 in. terra cotta, equipped with kalamein, self-closing doors; stairs lead to roof bulkhead; the other is provided with ladder and scuttle to roof; both stairs lead direct to street; and

WHEREAS, Certificate of Occupancy #39566 issued May 2, 1949, upon completion of work under Alt. App. 1610/48 permits the following use and occupancy: Cellar—garage for more than 5 motor vehicles, 25 persons; 1st floor—garage for more than 5 motor vehicles and motor vehicle repair shop, 30 persons; 2nd, 3rd, 4th, 5th and 6th stories—factory and storage, 224, 135, 165, 190 and 300 persons respectively; and

WHEREAS, Violation #4778 of 1954 was issued for failure to file plans for partitioning of the 3rd and 4th floors for use as a School of Design; and

WHEREAS, the applicant states the partitions were installed during July and August of 1954; and

WHEREAS, the applicant contends that the interior partitions on the 3rd and 4th floors were constructed of 2 in. by 4 in. wood studs, 16 in. on c., 7 ft. in height and covered both sides with sheetrock; this installation was made in error; and

WHEREAS, the applicant requests the Board grant consideration so as to permit in the existing stud partitions covered with sheetrock to remain in place; and

WHEREAS, the applicant states that the 3rd and 4th floors of this building, which are occupied by The Parsons School of Design, lessee, are mechanically ventilated as per requirements of the Building Code; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 264/54, Objection C6, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the continuance of the existing stud partitions on the 3rd and 4th floor—as proposed and as indicated on plans marked "Received January 6, 1955" (2 sheets); that this variance may continue only so long as the occupancy of these two floors is by the Parsons School of Design and the partitions are maintained substantially as shown on such plans not continued to the ceiling; that such existing means of exit shall be maintained as shown; that the approved two-source sprinkler system throughout the building shall be maintained in accordance with requirements therefor, as well as the approved fire alarm system and fire drills if required.

758-49-A—Vol. IV

APPLICANT—Herman E. Horwood, for Albert Ginsberg, owner.

SUBJECT—Application for consideration—reopening as Vol. IV to consider a new proposal as to use of 5th and 6th floor sprinkler system—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street (5th and 6th floors); Block 205, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. IV, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly..... 4
Negative: 0

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497-53-A

APPLICANT—Bogart & Lonergan, for 324 Lafayette Street Corp., owner.

SUBJECT—Application for consideration—reopening as to restore to docket—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—324-328 Lafayette street, west side, 116 ft. 1¾ in. south of Bleecker street and 159 Crosby street, Block 522, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket for examination and to consider a new proposal previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

120-54-A

APPLICANT—Charles M. Spindler, for Harry Slone, owner (Typhoon Conditioning Co., lessee).

SUBJECT—Application February 18, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—80-96 4th street, south side, 160 ft. west of Bond street (Block 469, Lot 16), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the applicant states that the owners have discontinued and removed the equipment which was under appeal.

Resolved, that the appeal be and it hereby is *withdrawn*.

125-54-A

APPLICANT—L. A. Sales Co., Inc., lessee, for Arthur J. Brown, owner.

SUBJECT—Application February 24, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—2572 Park avenue, east side, 200 ft. north of East 188th street (Block 2340, Lot 16), Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees n/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas E. Snook, Jr. and F. W. Monckmeyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn after inspection by committee and full hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the premises was inspected by a committee of the Board, which found a dangerous condition and is of the opinion that the proposal offered is inadequate; the committee recommended that the appeal be withdrawn for further study by the applicant and for reopening by the Board for consideration after plans are made and more substantial protection offered.

Resolved, that the appeal be and it hereby is *withdrawn* for further study and resubmission to the Board on another basis.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 8, 1955, at 2 P.M. at request of applicant.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appelman, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 2 P. M. for inspection and decision; hearing closed.

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway (2nd floor); Block 286, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 2 P. M. for applicant to file revised plans as requested; hearing previously closed.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 2 P. M. at request of applicant to file revised plans.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Theodore A. Mazza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P. M. at request of the applicant in order to obtain permission to cross adjoining properties in the rear as a second means of exit.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee (Haveneyers and Elder, Inc., owner).

SUBJECT—Application July 9, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: B. Katz, A. D. Mead and Samuel Rosenblum.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 29, 1955, at 2 P.M., for inspection and decision; hearing closed.

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Harry Licht.

For Opposition: Samuel Jacobson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 2 P.M. for inspection and decision; hearing closed.

1220-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Roosevelt Savings Bank of the City of New York, owner (Elwood Cross, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting

in a business use district, the extension of a gasoline service station and the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1090-1094 (1082-1100 displayed) Gates avenue, east side, 85 ft. north of Broadway, Block 3339, part of Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 6, 1945, on certain conditions; and

WHEREAS, the resolution was amended on November 5, 1947; and

WHEREAS, time to obtain permits and complete the work was extended on November 5, 1947 and November 16, 1948; and

WHEREAS, the term of variance was extended on February 15, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1924, and thereafter *amended* by resolution adopted through February 15, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under section 7, Subdivision c for a term of five years from the date of this amended resolution, to permit the portion of the premises now occupied as a gasoline station to be used also for the parking and storage of motor vehicles under section 7h *on condition* that other than as herein amended the resolution above cited shall be complied with and that a new certificate of occupancy shall be obtained." (Alt. 3739/43).

96-39-BZ—Vol. I

APPLICANT—Abram Shlefstein, for Samuel Schenkel, owner.

SUBJECT—Application for consideration—reopening and amendment as to two additional gasoline storage tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, upon part of a gasoline service station (previously acted upon by the Board), the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1101-1111 Avenue H and 1139-1151 Coney Island avenue, northeast corner, Block 6686, Lot 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Abram Shlefstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 11, 1939, on certain conditions; and

WHEREAS, the resolution was amended on November 18, 1941 and January 11, 1949; and

WHEREAS, the applicant requested a further amendment of the resolution.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on November 18, 1941, only so far as it has reference to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that the number of gasoline storage tanks hereinbefore permitted may be increased by two additional 550 gallon approved tanks, as passed on by the Borough Superintendent acting on BN 293/55, *on condition* that in all other respects the resolution above cited shall be complied with."

115-48-BZ

APPLICANT—Ivan Pinsker, for Sam Glorit, owner.

SUBJECT—Application for consideration—reopening and amendment as to two additional 550 gallon gasoline storage tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in residence and business use districts, the change in occupancy from private garage for five motor vehicles, to gasoline station, auto laundry, motor vehicle repair shop, lubritorium, office and the parking of more than five motor vehicles.

PREMISES AFFECTED—509-515 Remsen avenue, east side, 130 ft. south of Linden boulevard, Block 4687, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ivan Pinsker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 22, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 28, 1949 and January 16, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1948, and as thereafter *amended* by resolutions adopted through January 16, 1951, only so far as it has reference to the number of gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that two (2) additional tanks may be installed as proposed and as indicated on revised plans marked 'Received, February 2, 1955' (one sheet), *on condition* that in all other respects the resolution above cited shall be complied with" (Alt. App. 4933/47 and Gas Tank Application 2978/54)."

644-52-BZ

APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of an amusement center, office and shelter and permitting the parking and storage of patrons' motor vehicles.

PREMISES AFFECTED—904 Bolton avenue, east side, block bounded by Houghton avenue, Story avenue, Bolton avenue and White Plains road, Block 3671, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly..... 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, the resolution was amended on June 15, 1954; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 14, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1953, and as thereafter *amended* by resolution through September 14, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. 943-52.)

846-52-BZ

APPLICANT—Paul Friedman, for Sutway Realty Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under section 9A of the zoning resolution, permitting partly in a residence use, E area, and class one half times height district and partly in a business use, D area and class one times height district, the erection and maintenance of a three unit six story apartment building with accessory garages more than the permitted height within two miles of an airport.

PREMISES AFFECTED—125-02, 125-06, 125-20, 125-24, 125-36 and 125-40 Sutphin boulevard, west side, 245.36 ft. south of 123rd avenue, through to Rockaway boulevard, Block 12051, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1953, on certain conditions; and

WHEREAS, the resolution was amended on December 22, 1953; and

WHEREAS, time to obtain permits and complete the work was extended on February 24, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, as thereafter amended by resolution adopted by the Board on February 24, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing

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and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (N.B. 5485/52)

894-52-BZ

APPLICANT—Julius S. Rapson, for Frank Gencorelli, owner.

SUBJECT—Application for consideration—reopening as to amendment of location of house—re application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use, G-1 area district, the moving of an existing two family dwelling and accessory two car garage, and without the required rear yard.

PREMISES AFFECTED—136-41 Brookville boulevard, east side, 40 ft. north of 137th avenue, Block 13234, Lot 9, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 3, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on March 3, 1953, by adding thereto:

"that in the event the owner desires to locate the house on the lot in the position as shown on revised plans marked, 'Received, February 10, 1955' (one sheet) and passed on by the Borough Superintendent under Alt. App. 2524/52, Objection 1/20/55; such location on the lot may be approved provided the side lot width is not less than seven (7) feet, that the front yard is not less than fifteen (15) feet, and that the rear yard is not less than 17.75 feet, as approved by resolution adopted on March 3, 1953; and that in all other respects the building and occupancy shall comply with the requirements of such resolution."

147-53-BZ

APPLICANT—Siegel and Green, for Frances Miller, Josephine L. Miscione, Robins and Randell and Miller and Randell, owners (Chelsea Management Corporation, lessee).

SUBJECT—Application for consideration—reopening and amendment—arrangement of amusement devices—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use E area district, for a term of years, the erection and maintenance of an open air children's amusement center with miniature devices, and three class 4 accessory buildings, with the amusement devices nearer to the building line than is permitted and with illuminated advertising or proposed occupancy.

PREMISES AFFECTED—Block bounded by Bruckner boulevard and Pugsley avenue, southwest corner and northwest corner of Houghton and Pugsley avenues, Block 3677, Lots 27, 30, 36, 43, 44 and 47, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 14, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 19, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does her by amend the resolution adopted by the Board on July 14, 1953, only so far as it has preference to the arrangement of equipment within the premises, by adding thereto:

"that the arrangement of the equipment on the premises may be as indicated on revised plans marked, 'Received, September 3, 1954' (one sheet), on condition that in all other respects the requirements shall be in accordance with the resolution above cited" (Alt. App. 55/53 and Misc. App. 1478/53).

227-53-BZ

APPLICANT—Herman Kron, for Banner Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station, lubricatorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—2501 Bruckner boulevard, northwest corner of Brush avenue, Block 5293, Lot 175, Borough of The Bronx.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 28, 1953; and

WHEREAS, the resolution was amended and revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on February 24, 1954; and

WHEREAS, the resolution was amended on October 13, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 7, 1953, and as thereafter amended by resolution through October 13, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sec-

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tion 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 68/53.)

633-53-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in the business use district portion of a lot located in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, accessory sales and office; with signs, show windows and curb cuts nearer to the residence use district than is permitted.

PREMISES AFFECTED—1924-1934 Flatbush avenue, northwest corner of Kings Highway, Block 7815, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 9, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings construction work has been completed, except for some items, and a certificate of occupancy has been applied for, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (NB App. 865/52.)

97-54-BZ

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner (George Healy, lessee).

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of an extension of office on existing gasoline service station, to be used as a lubritorium and for motor vehicle repairs, with an entrance nearer to residence use district than is permitted and permitting the storage of two motor vehicles.

PREMISES AFFECTED—154 West 90th street, southeast corner of Amsterdam avenue, Block 1220, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 13, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 13, 1954, by adding thereto:

"that the entire cellar previously proposed may be omitted and filled to grade and that there may be an additional second floor for storing space, lockers and toilets as indicated on revised plans marked, 'Received, November 5, 1954' (3 sheets), as passed on by the Borough Superintendent acting on NB App. 7 of 1955, objection dated February 14, 1955, on condition that in all other respects the resolution above cited, where not inconsistent with this *amended* resolution, shall be complied with; and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."

170-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Hermine Corlis, owner. (Socony Vacuum Oil Company, Inc., lessee.)

SUBJECT—Application for consideration—reopening as Vol. II to consider alteration and additional tanks, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—79-05 Little Neck Parkway, 253-03/253-08 Union Turnpike, southeast corner, Block 8690, Lot 63, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, as Vol. II, to consider alteration, additional tanks and other items, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

193-50-BZ

APPLICANT—Ralph E. Leff, for All Boro Realty Service Inc., owner. (Shell Oil Company, lessee.)

SUBJECT—Application for consideration—reopening as Vol. II and consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously denied, to permit under sections 7e, 7f and 7i of the zoning resolution, in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office and for the sale of auto accessories for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand concourse, west side, 316 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Ralph E. Leff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II, to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

MINUTES

657-46-SA—Vol. II

APPLICANT—General Electric Supply Corp., for Hotpoint, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional models, for test and report—re Hotpoint Automatic Dishwasher, Model LC2; previously approved.

APPEARANCES—

For Applicant: Alan T. Walton.

ACTION OF BOARD—Application reopened as Vol. II for report as to additional models for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

721-46-SM

APPLICANT—Resistall Paint Mfg. Co. Division of Brytenu-Chemical Mfg. Co., owner.

SUBJECT—Application for consideration—reopening and amendment as to additional trade name for report—re Wont-Burn Flameproofing material; previously granted on condition.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened to consider report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

35-54-SM—Vol. II

APPLICANT—Reliance Tubular Products Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a different design, for test and report—re Reliance Tru-Fit (range connector), Model 77; previously approved.

APPEARANCES—

For Applicant: Joseph Gittler.

ACTION OF BOARD—Application reopened as Vol. II to consider different design for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

208-54-SM

APPLICANT—Dresser Mfg. Division of Dresser Industries, Inc., owner.

SUBJECT—Application for consideration—reopening for test and report as to extension of usage—re Dresser Couplings and Fittings Style 38, 65 and 90; previously approved.

APPEARANCES—

For Applicant: Daniel J. Atwell.

ACTION OF BOARD—Application reopened for test and report as to extension of usage of fittings.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 4:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 7, 1954, as they appeared in

Bulletin No. 50, Vol. 39, are hereby corrected to read as follows:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 1014-41-SA—Vol. II

Subject: Amendment to resolution as to additional Models—Spot Fire Lowecator, Models 501, 502, 503 and 504.

Fire Devices Inc., New York, requested by filing an application dated on February 15, 1954 that the resolution adopted on April 7, 1942 and amended June 8, 1943 under Cal. No. 1014-41-SA—Vol. I be amended to include the Spot Fire Lowecator, Models 501, 502, 503 and 504. The application was reopened by a vote of the Board on March 9, 1954 under Cal. No. 1014-41-SA—Vol. I.

Purpose

The appliance is a thermostat of the spot type rate principle of operation with an auxiliary fixed temperature release.

Description

The Board approved the Spot Fire Lowecator under Cal. No. 1014-41-SA—Vol. I. The requested Models, namely 501, 502, 503, and 504, differ in the following respects from the Models 101 and 102.

The base section has been re-designed to provide more positive sealing at the junction between base and bronze shell and also between the base and diaphragm. The base, instead of having semi-circular mounting lugs, now incorporates a round $3\frac{1}{8}$ inch diameter bottom section which is provided with two mounting holes.

The copper diaphragm and brass stop plate has been replaced by an aluminum diaphragm and stop plate.

The bronze shell has been increased in size so as to give an extra one cubic inch air capacity inside the shell.

The electrical rating has been changed so as to permit the use of the unit with systems employing less than 24 volts. The new ratings are as follows:

6-125 volts A.C.—1 ampere
6-24 " D.C.—1 "
125 " D.C.—0.3 "

The fixed temperature has been changed as follows:

Model 501—combining rate of rise with fixed temperature set at 136° F. and the Model 502 combining rate of rise with fixed temperature set at 190° F.

The Models 503 and 504 are exactly the same construction as the 501 and 502 with the exception that the vent mechanism is omitted. This opens the interior chamber to the free passage of air and negates the rate of rise, thus leaving only a fixed temperature thermostat. The fixed temperature elements are set as follows: 503 set at 136° F. and 504 set at 190° F.

Inspection and Test

The appliances were inspected and tested at 40 Worth street, New York City, by Asst. Engr. J. A. Darts, Committee on Test and were found to operate as designed. The details of construction were discussed with R. C. Lent, Supervising Electrical Inspector, Fire Department.

The new Models have been approved by the Underwriters Laboratory under Signal 397, Application No. 53C2611 a copy of which is on file with and is part of the record.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends that the resolution adopted April 7, 1942 under Cal. No. 1014-41-SA—Vol. I be amended so as to include the Models 501, 502, 503 and 504 on condition that the wiring shall be #14 B & S wire gauge rubber insulated single braid, protected as required in the approved system in which this device is used and this device shall be mounted on a junction box cover which is in turn attached to an open metallic outlet box ar-

MINUTES

ranged to receive wiring protection and the Models 503 and 504 shall be rated for coverage of 225 sq. ft. and the Models 501 and 502 shall be rated for coverage of 900 sq. ft. and further that all the requirements of the resolution adopted on April 7, 1942 under Cal. No. 1014-41-SA—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,

* Correction—The words "*mounted on a junction box cover which is in turn attached to an open metallic outlet box*" inserted in the report under the heading of *Recommendation* and as indicated in italics.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on October 5, 1954, as they appeared in Bulletin No. 41, Vol. 39, are hereby corrected to read as follows:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 314-54-SM

Subject: Gold Bond Corrugated Asbestone Roofing and Siding and Accessories, approval of.

Sheldon H. Cady for National Gypsum Co., Buffalo, New York, filed an application with the Board of Standards and Appeals for approval of the material known as Gold Bond Corrugated Asbestone, Roofing and Siding and Accessories under the provisions of C26-88.0, C26-242, and C26-243.0 Administrative Building Code.

Purpose

The material is to be used as an incombustible covering on Class 4 construction and as siding on Class 5 construction.

Description

The material Asbestone is manufactured in two types, Standard and Economy. The standard weight is 4.0 lbs. per sq. ft.; is 3'-6" wide, pitch is 4.2" center to center and thickness is $\frac{3}{8}$ " at crest and vales and $\frac{1}{8}$ " at flanks. The Economy is 2.5 lbs. per sq. ft.; is 3'-6" wide, pitch is 4.2" center to center and thickness is $\frac{1}{4}$ " at crest and vales.

The material is manufactured by what is called the wet process. Asbestos fibers, cement and water are mixed and blended. This slurry then passes to a machine where the cement fiber and small amount of water are picked up on a revolving wire screen cylinder and transferred to an endless nylon blanket. These accumulated of cement and fiber are built layer upon layer on the steel roll until the desired thickness is reached.

The flat wet sheets are passed from the accumulator roll to an assembly of raised rollers for corrugation and then onto a corrugated metal form. The mass is then placed under a 5,000 ton hydraulic press where the sheet is pressed to obtain strength, uniformity of contour and density. The sheets are then stored for curing.

The accessories consist of fastener assemblies, closure strips, corner roll, ridge roll, turn, blades and compounds.

Inspection and Test

The material was tested at the plant of the applicant at Buffalo, New York, in the presence of Asst. Engr. J. A. Darts, Committee on Test. R. G. Buerger; S. H. Cady and R. H. Slowinski representing the applicant and F. S. Wehner of Pittsburgh Testing Laboratory.

A panel of the $\frac{1}{4}$ " asbestone was tested to withstand an assumed wind pressure of 30 lb. per sq. ft. The test was so arranged as to pull the panel off the girths as C26-349.0 states "Parts of structure—to resist wind pressure from any direction."

The asbestone was attached to the under side of the test frame with fasteners, spaced 18" on centers. The unsupported area under load was 3'-6" x 4'-7" or 16.04 sq. ft. Total load = 899 lbs. — Load in lbs. per sq. ft. = $899 \div 16.04 = 56$ lbs. per sq. ft.

The material may also be rated as incombustible as having met the requirements of C26-88.0 Administrative Building Code.

The complete report of the Pittsburgh Testing Laboratory is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Gold Bond Asbestone Roofing and Siding as an incombustible material under the provisions of C26-88.0 Administrative Building Code for the following uses:

As a siding on metal buildings as provided under C26-243.0 on condition that the 10'-0" x 3'-6" x $\frac{1}{4}$ " and the 12'-0" x 3'-6" x $\frac{3}{8}$ " panels be fastened to girths spaced at a maximum 5'-6" for the $\frac{3}{8}$ " thick material and 3'-6" for the $\frac{1}{4}$ " thick material on centers by means of clips spaced at a maximum of 1'-6" on centers.

As an incombustible covering on wood frame structures as provided in C26-242.0 Administrative Building Code.

As a roof covering as provided under C26-605.0 through C26-608.0 Administrative Building Code.

It is further recommended that each bundle or container in which this material is marketed be marked, stamped or labeled as follows, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 314-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

* Corrections:—

Description 3rd line—3'0" change to 3'-6"
3rd line—Added word thickness
4th line—Capitalized first letter Economy
6th line—Added word thickness
Inspection and Test 12th line—16" to 18"
Recommendation 2nd Par. 5'-0" to 5'-6" and add for the $\frac{3}{8}$ " thick material and 3'-6" for the $\frac{1}{4}$ " thick material.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 4, 1955, as they appeared in Bulletin No. 2, Vol. 40, are hereby corrected to read as follows:

404-52-BZ

APPLICANT—Ingram S. Carner, for Harold Foley, owner.
SUBJECT—Application for consideration—reopening as to amendment as to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business and restricted use district the reconstruction and extension of existing gasoline service station to include adjoining existing lot used for parking and storage of motor vehicles, to include gasoline service station, motor vehicle repairs and office; and permitting the parking and storage of more than five motor vehicles.

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PREMISES AFFECTED—86-10 Whitney avenue, south-west corner of 88th street, Block 1579, Lot 20, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connors 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 10, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 9, 1952, as thereafter amended by resolution adopted on November 10, 1953, by adding thereto:

"that the plans indicated in the resolution adopted December 9, 1952, shall be amended to read: 'As indicated on plans filed with this application marked 'Received May 29, 1952' (5 sheets) and October 3, 1952 (1 sheet)'; and to amend as to the number of gasoline storage tanks so that as amended this portion shall read:

"that the number of gasoline storage tanks shall not exceed ten (10) approved 550 gallon tanks, as indicated on revised plans marked 'Received December 9, 1954' (1 sheet), as passed on by the Borough Superintendent under Misc. App. 652-53, objection dated December 6, 1954".

* Correction—Decision number of Borough Superintendent changed to Misc. App. 652-53; as indicated in the last line of resolution.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 11, 1955, as they appeared in Bulletin No. 3, Vol. 40, are hereby corrected to read as follows:

211-50-SM

APPLICANT—A. Pollera and Sons, owner-manufacturer.
SUBJECT—A. Pollera and Sons Concrete Blocks, approval of.

APPEARANCES—

For Applicant: Raymond M. Fisher.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating 3

Negative 0

Absent: Deputy Chief Connors 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 211-50-SM

Subject: A. Pollera & Sons, Concrete Blocks, approval of.

A. Pollera & Sons, Inwood, Long Island filed March 9, 1950, an application with the Board of Standards and Appeals for approval of the A. Pollera & Sons Concrete Blocks under the provisions of the Masonry Rules of the Board and C26-306.0 Administrative Building Code.

Purpose

The material is concrete masonry units used in building construction.

Description

The blocks are concrete blocks formed on a Seth-O-Bar Block machine of a mix as follows: $\frac{1}{2}$ cu. yds. of sand and grits to one and one-half bags of approved Hi Early cement. The water cement ratio is 5 gallons of water per sack of cement.

The blocks, after being formed on the machine are kiln dried for at least twelve hours then air cured for at least 2 weeks. The kilns have a capacity of 1440 blocks each.

Inspection and Test

The plant of the applicant at 600 Burnside Avenue, Inwood, Long Island, was inspected by Asst. Engr. J. A. Darts, Committee on Test and J. Pollera & T. Fisher representing the applicant. Sample blocks were identified and marked and load tests, in accordance with the requirements of the Masonry Rules were conducted at Sam Tour & Co., Inc.

Results were as follows:

1. 4" x 8" x 16"—75% Solid
Compressive Strength (average of 5 blocks)—1658 psi
Absorption % (average of 5 blocks)—6.86%
2. 4" x 8" x 16"—Solid
Compressive Strength (average of 5 blocks)—2429 psi
Absorption % (average of 5 blocks)—4.97%
3. 8" x 8" x 16"—Hollow
Compressive Strength (average of 5 blocks)—1260 psi
Absorption % (average of 5 blocks)—5.25%
4. 8" x 8" x 16"—Solid
Compressive Strength (average of 5 blocks)—2450 psi
Absorption % (average of 5 blocks)—5.25%
5. 8" x 12" x 16"—Hollow
Compressive Strength (average of 5 blocks)—1805 psi
Absorption % (average of 5 blocks)—5.72%
6. 8" x 12" x 16"—Solid
Compressive Strength (average of 5 blocks)—1884 psi
Absorption %—5.72%

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the A. Pollera & Sons Concrete Blocks in the following sizes:

1. 4" x 8" x 16"—75% Solid
2. 4" x 8" x 16"—Solid
3. 8" x 8" x 16"—Hollow
4. 8" x 8" x 16"—Solid
5. 8" x 12" x 16"—Hollow
6. 8" x 12" x 16"—Solid—for use under the provisions of

the Masonry Rules of the Board on condition that the marking requirements be complied with; that seven copies of drawings showing the manufacturer's distinguishing mark and its method of application with the additional marks required under Rules 8.1 and 8.2 shall be filed with the Board and that all other provisions and requirements of the Masonry Rules of the Board shall be complied with.

* Correction: Item 3 and 5 in *Inspection and Test*—change to hollow. Item 3 and 5 in *Recommendation*—change to hollow.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 18, 1955, as they appeared in Bulletin No. 4, Vol. 40, are hereby corrected to read as follows:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 183-54-SM

Subject: Wiremold Flexible Connector, approval of.

The Wiremold Co., Hartford, Connecticut filed March 5, 1954 an application with the Board of Standards and Appeals for approval of the material known as Wiremold Flexible Connector under the provisions of C26-88.0 and C26-191.0 Administrative Building Code.

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Purpose

The connector is to be used as a connector between branch lines and air diffusers on air conditioning systems.

Description

The duct is two elements constructed of a fiberglass fabric interlocked with a metal strip. The metal strip is constructed of $\frac{1}{2}$ " x .010" electrogalvanized cold rolled steel $\frac{1}{4}$ hard #3 temper. The fabric is a vinyl coated fiberglass laminated to aluminum foil; the overall thickness of this fabric and foil is .012 inches.

The interlocking of the steel and the fabric is in a continuous spiral. The fabric and steel strip are mechanically bound together by means of the steel strip being so formed as to engage the edge of the fabric with the use of adhesives. This interlocking of the fabric and strip is effected by the edges of the fabric clamped between the surfaces of the metal strip. The lead of the spiral is $\frac{5}{8}$ inches.

Inspection and Test

Samples of the material, the smallest section; 3 inch O.D. and the largest section; 10 inch O.D. were tested in accordance with the requirements of C26-88.0 Administrative Building Code in the presence of Asst. Engr. J. A. Darts, Committee on Test and P. Roedel representing the applicant. There was no melting of either specimens when exposed to temperature of 900°F for five minutes nor was there any ignition of either specimens when exposed to a temperature of 1200°F for five minutes. The material was also subjected to an air test of 5 psi while the specimens were submerged in water; there was no leakage from the connector.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval, for voluntary installation, in New York City, of the material known as Wiremold Flexible Connector, Type 513-SA as having met the requirements of C26-88.0 Administrative Building Code to be used as a connector between branch lines and diffusers on air conditioning systems and between branch ducts and air mixing units on condition that the connector shall not pass through partitions and further that all packages in which this material is marketed shall be marked, labeled or tagged: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 183-54-SM."

* Correction: In *Recommendation*—Added word Type 513-SA.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 8, 1955, as they appeared in Bulletin No. 7, Vol. 40, are hereby corrected to read as follows:

334-54-A

APPLICANT—Siegel and Green, for Estate of Louis Brenner, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—12 West 17th Street, south side, 220 ft. west of 5th avenue, Block 818, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Hronec.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is completed, that all permits required shall be obtained and all work completed within six months from the date of this *amended resolution*."
Alt. 1193/53.)

* Correction—Reference to obtaining a certificate of occupancy deleted in the resolution.

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

PUBLIC HEARING

PROPOSED RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS

CAL. NO. 64-55-SR

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 11, 1955*, at 10 A. M., in room 1013, Municipal Building, Manhattan, on the Proposed Rules for Approval and Use of Air Entraining Portland Cements.

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM Designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes Types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of $\frac{3}{8}$ " than for air-entrained concretes made with aggregates of $1\frac{1}{2}$ " to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division and Eivind Hognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained

exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 605, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

Authority.

Pursuant to the powers vested in the Board by Section 665, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.

1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City, pursuant to Section C26-312.0(c)2 of the Administrative Building Code.

2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:

2.1 Concrete containing air-entraining cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.

2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 of the Administrative Code, except that the percentage of fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.

2.3 When plain concrete containing air-entrained cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be $7\frac{1}{2}$ U. S. gallons per sack of cement.

2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be $6\frac{1}{2}$ U. S. gallons per sack of cement.

2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, March 18, 1955*, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940. EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

- 1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

- 9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 25, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the

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solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used

and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "heretofore established" shall mean those dry cleaning establishments established on or after January 1, 1953 up until the effective date of these Rules.

1.5. The term "hereafter established" shall mean those dry cleaning establishments established after the effective date of these Rules.

1.6. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

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- 1.7. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.8. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals and Affidavits.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings by either the owner, lessee or agent of such premises on forms customarily furnished by the Department and an approval of the Department of Housing and Buildings obtained thereon.
 - 2.1.1. Before the Department of Housing and Buildings shall approve any plans of such hereafter established dry cleaning establishment which are Class B dry cleaning establishments the Fire Commissioner shall approve the plans submitted to the Department of Housing and Buildings as required by Rule 2.1.
- 2.2. The proprietors or agents of any heretofore established cleaning establishment shall file with the Department of Housing and Buildings statements under oath on forms furnished by the Department of Housing and Buildings as to the aggregate dry load capacity of the dry cleaning unit or units and the gross floor area of said establishment used in accordance with the Zoning Resolution, Sections 4(a), 53(b), and Rules 3.1 and 3.2.
- 2.3. The requirements of Rules 2.1, 2.1.1 and 2.2 shall not apply to existing dry cleaning establishments. The requirements of Rule 2.2 shall not apply to those heretofore established dry cleaning establishments which have previously obtained approvals on plans from the Department of Housing and Buildings where information substantially similar to that required to be furnished under said Rule 2.2. is on file with the said Department of Housing and Buildings.
- 2.4. All premises which contain existing dry cleaning establishments as well as all heretofore established and hereafter established dry cleaning establishments complying with the provisions of Rules 2.1, 2.1.1, 2.2 and 2.3 shall not be required to obtain a special certificate of occupancy relating to the use of the premises for a dry cleaning establishment.
- 2.5. No dry cleaning unit shall be installed six months after the effective date of these Rules unless such unit is approved by the Board of Standards and Appeals or unless an application for approval of the cleaning unit is filed with the Board of Standards and Appeals and a calendar number issued in connection therewith and a statement under oath is filed by the proprietor of the dry cleaning establishment or his agent that the dry load capacity of such dry cleaning unit is not greater than sixty pounds as defined below in Rule 2.6.
- 2.6. The dry load capacity of all dry cleaning units for the purpose of these rules and the Zoning Resolution shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.7. No dry cleaning solvent shall be used six months after the effective date of these Rules unless such solvent has been tested and rated by the Fire Commissioner or unless an application for such testing

and rating of such dry cleaning solvent is made with the Fire Commissioner.

- 2.7.1. It shall be unlawful to use any dry cleaning solvent in any dry cleaning unit having a flash-point other than that for which the dry cleaning unit is designed.

- 2.8. Except as otherwise expressly required by these Rules, nothing shall require any change in the construction, use of occupancy of any existing dry cleaning establishment or any change in the construction, use or occupancy in any heretofore established dry cleaning establishment which conforms with Sections 4(a), 53(a), (b) and (c), and Sections 4 (A), 4 (B) and 4 (C) of the Zoning Resolution adopted by the City Planning Commission on January 21, 1953.
- 2.9. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No dry cleaning establishment which is a heretofore established dry cleaning establishment or a hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles. The use of such basement or cellar area may include the installation and use of a boiler, dead or cold storage, storage of supplies, storage and filtration of solvents and space utilized for specialized washing equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by the non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, tailoring and alteration of garments, fur cleaning and glazing, and fur storage.
- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building:
 - 3.2.1. which is of wood frame construction;
 - 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
 - 3.2.3. any part of which establishment is within 20 feet of any public building.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

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4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings of any such dry cleaning establishment shall be fire-retarded with one-hour fire resistive materials and doors or in lieu thereof with one approved automatic one-inch wet pipe sprinkler head located over the cleaning unit which shall have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

5.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following:

6.1. No power or heating boiler having a grate area in excess of 3 square feet shall be permitted in the same area or space where dry cleaning units are located

unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing, heretofore established or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. No smoking shall be permitted in any such establishment except Class A establishments where fewer than six employees are employed. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.

7.3. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.4. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.5. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units.

8.2. All Class A dry cleaning establishments whether existing, heretofore established or hereafter established shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of any hereafter established dry cleaning establishment whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof or legal street grade of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan and the terminal of the exhaust, shall be at least five feet from any legal ventilating openings if said legal ventilating windows or legal ventilating openings lie on the

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same plane as the said exhaust terminal and when the said legal ventilating windows, or other legal ventilating openings lie on a plane which faces in the direction of the exhaust terminal the said terminal shall be at least 10 feet away from the same.

- 8.4. In all Class A dry cleaning establishments whether existing, heretofore established or hereafter established, all solvent used in the dry cleaning unit shall either (a) be received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system; or (b) be received and stored in a tank or tanks and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments whether of Class A or Class B or whether existing, heretofore established or hereafter established.

- 9.2. The proprietor of any Class A establishment whether existing, heretofore established or hereafter established, shall furnish to any person cleaning out a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type respirator for his use during the process of cleaning out any such unit.

- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Date of Rules.

The effective date of these rules is (the date of actual adoption).

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 11

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

CORRECTED

COURT DECISION

Matter of Conwall Corp'n. vs. Murdock:—On July 14, 1953, the Board denied an application under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), storage and sale of accessories, motor vehicles and an office, and to permit the parking and storage of motor vehicles waiting to be serviced; Cal. No. 116-53-BZ; premises 162-11 to 162-29 Union Turnpike and 79-40 to 78-46—164th Street, northwest corner, Flushing, Borough of Queens.
At Special Term, Supreme Court, Mr. Justice Pette reversed the Board's decision on the following decision:

"In this proceeding brought pursuant to article 78 of the Civil Practice Act, to review a determination made by respondents, denying petitioner's application for a variance so as to use the subject property for a gasoline filling station and kindred uses, respondents move to vacate the order

(Continued on Page 441)

OFFICE—Municipal Building, Manhattan, Room 1014, Centre and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitchall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Court Decision.

Docket.

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Minutes of Regular Meeting, Tuesday Afternoon, March 8, 1955 Affecting Calendar Numbers 520-48-SM, 539-53-SM, 42-54-SA, 178-54-SM, 591-54-SM, 876-54-SA, 333-53-SM, 503-40-SM, 494-45-SM, 402-41-A—Vol. IV, 396-47-A—Vol. II, 62-54-A, 327-54-A, 378-54-A—Vol. II, 429-54-A, 421-54-A, 491-54-A, 527-54-A, 731-51-A—Vol. II, 98-54-A—Vol. II, 32-54-A, 64-54-A, 351-51-A, 417-54-A, 854-54-A, 19-55-A, 478-28-BZ—Vol. III, 700-41-BZ—Vol. II, 103-52-BZ—Vol. II, 913-38-BZ—Vol. II, 140-44-BZ—Vol. III, 595-44-BZ—Vol. II, 596-44-A—Vol. II, 507-48-BZ, 162-50-BZ—Vol. II, 483-50-BZ—Vol. II, 483-50-BZ—Vol. III and 628-53-BZ—Vol. II.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

Rules for Approval and Use of Air Entraining Portland Cements.

Notice of Public Hearing on Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting.

Notice of Public Hearing on Proposed Rules Covering Dry Cleaning Establishments Pursuant to the Zoning Resolution of The City of New York.

CALENDAR

DOCKET

New Cases filed up to March 8, 1955

Cal. No. Dept. Premises Affected

151-55-A—H.B.B.—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn, Alt. 1161-54—re class 3 and class 1 construction—proposed extension to existing public building exceeding 5,000 sq. ft.

152-55-BZ—H.B.B.—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn, N.B. 23-55—re gasoline service station, auto washing, lubrication, office and accessory sales, minor repairs, etc.

153-55-BZ—H.B.Bx.—2955-2957 Boston road, west side, 95.93 ft. south of Adea avenue, Block 4555, Lot 26, Borough of The Bronx, Amendment to Alt. 958-54—re repair shop, body fender and spraying shop, etc.

154-55-BZ—H.B.M.—163 West 107th street, north side, 225 ft. east of Amsterdam avenue, Block 1862, Lot 10, Borough of Manhattan, Amendment to Alt. 2013-54—re auto storage and motor vehicle repair shop.

155-55-A—H.B.Q.—45-10 83rd avenue, west side, 3.95 ft. south of 45th avenue, Block 1536, Lot 215, Elmhurst, Borough of Queens, Alt. 297-54—re egress.

156-55-A—H.B.M.—54 East 11th street, south side, 180 ft. 11 in. east of University place, Block 562, Lot 11, Borough of Manhattan, B.N. 3905-54—re egress.

157-55-A—F.D.—1 Nassau place, northeast corner of Arthur Kill road, Block 7971, Lot 125, Tottenville, Borough of Richmond, Decision—re smoking in factory.

158-55-A—H.B.B.—143-145 42nd street, north side, 300 ft. west of 2nd avenue, Block 716, Lot 56, Borough of Brooklyn, Alt. 4643-54—re exits.

159-55-SM—Metro-Mix (gypsum concrete used for poured roof deck), manufactured by Certain-Teed Products Corp., Material.

160-55-SM—Reynowall Interior Partition System, manufactured by Reynolds Metals Co., Material.

161-55-SM—Bulgomme (floor covering), manufactured by Pennel and Flipo, Material

162-55-SM—Delta Faucet for Kitchen Sink, manufactured by Delta Detroit Corp., Material.

163-55-BZ—H.B.B.—407-413 Central avenue and 162-168 Woodbine street, northeast corner, Block 3360, Lots 6, 7 and 8, Borough of Brooklyn, N.B. 69-55—re gasoline service station, auto washing, lubrication, office, sales of auto accessories, minor repairs (hand tools only).

164-55-A—H.B.M.—487-495 Park avenue and 100-108 East 59th street, southeast corner, Block 1313, Lot 4, Borough of Manhattan, Decision re Revocation of Permit Alt. 1642-52.

165-55-A—H.B.Q.—35-14 150th place, west side, 99.02 ft. south of 35th avenue, Block 5008, Lot 23, Flushing, Borough of Queens, Alt. 447-54—re nursing home, etc.

166-55-BZ—H.B.Q.—105-25 Horace Harding Expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens, N.B. 629-54—re gasoline service station, accessory sales; business entrance.

167-55-BZ—H.B.Q.—20-65 Clintonville street, northeast corner of 21st avenue, Block 4752, Lot 1, Whitestone, Borough of Queens, N.B. 148-55—re gasoline service station, lubricatorium, office and accessory sales, minor repairs, etc.

168-55-BZ—H.B.B.—2601-2629 Emmons avenue, north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn, Alt. 2855-54—re parking for more than five motor vehicles in conjunction with Kiddie Park.

169-55-A—F.D.—269 41st street, north side, 128 ft. east of 3rd avenue, Block 712, Lot 49, Borough of Brooklyn, Decision re Order No. 34392-LF—re Barred windows, etc.

170-55-BZ—H.B.Bx.—700-708 St. Lawrence avenue and 701-707 Sound View avenue, intersection of Sound View, Seward and St. Lawrence avenues, Block 3597, Lot 1, Borough of The Bronx, N.B. 1491-54—re gasoline service station, lubricatorium, office, sale of accessories, car washing, parking and storage, minor repairs, etc.

171-55-A—F.D. and H.B.Bx.—4745-4755 Bronx boulevard and 550 East 242nd street, southwest corner, Block 5102, Lot 27, Borough of The Bronx, Decision re Order No. 5377-4 and Alt. 1096-54—re ventilation, etc.

172-55-A—H.B.M.—13 West 36th street, north side, 250 ft. west of 5th avenue, Block 838, Lot 34, Borough of Manhattan, Alt. 2092-53—re egress; fire escape.

173-55-A—F.D.—642-650 5th avenue and 2 West 52nd street, southwest corner, 7th floor; Block 1267, Lot 41, Borough of Manhattan, Decision.

174-55-BZ—H.B.Q.—227-15 147th avenue, northwest corner of 228th street, Block 13461, Lot 25, Springfield Gardens, Borough of Queens, Alt. 2961-54—re parking for patrons and employees, no fee to be charged.

175-55-BZ—H.B.Q.—66-38 and 66-56 Grand avenue, south side, 66.32 ft. west of Queens Midtown Expressway and 66-43 58th street, Block 2774, Lot 35, Maspeth, Borough of Queens, N.B. 3026-54—re parking, etc.; business building, etc.; area.

176-55-BZ—H.B.Q.—147-36 Brookville boulevard, west side, 68.25 ft. south of 147th road, Block 13729, Lot 33, Rosedale, Borough of Queens, N.B. 1946-45—re factory use, etc.

CALENDAR

Restored to Docket

731-51-A—Vol. II—H.B.B.—9902 Avenue D, southeast corner of East 100th street, Block 8132, Lot 36, Borough of Brooklyn, Amendment to Alt. 2986-50.

98-54-A—Vol. II—H.B.M.—24 West 58th street, south side, 325 ft. west of 5th avenue, Block 1273, Lot 51, Borough of Manhattan, Amendment to Alt. 2151-53.

333-53-SM—Tride One and One-half Hour Hollow Metal Flush Type Fire Door (reopened for test and report as to change of gauge), manufactured by Triumph Metal Products, Inc. and Acme and Dorf Metal Door Corp., Material.

500-47-SM—Metal Door Association, Inc. 1½ Hour Flush Type Door (reopened for test and report for proposed change of construction), manufactured by Acme and Dorf Metal Door Corp., Material.

503-40-SM—A.B.C. One and One-half Hour Door (reopened for report as to proposed additional trade name—Aborn Metal Products Corporation), manufactured by Acme and Dorf Metal Door Corp., Material.

494-45-SM—A.B.C. Kalamein Door Co. and Acme and Dorf Metal Door Corp. ¾ hour Kalamein Fire Resistive Window (reopened for report as to proposed additional trade name—Aborn Metal Products Corp.), manufactured by Acme and Dorf Metal Door Corp., Material.

507-48-BZ—H.B.M.—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan, Amendment to Alt. 1261-46.

140-44-BZ—Vol. III—H.B.Q.—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner of 225th street and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens, N.B. 4225-53.

628-53-BZ—Vol. II—H.B.B.—1097-1109 Bedford avenue and 323-329 Gates avenue, northeast corner, Block 1807, Lot 1, Borough of Brooklyn, Alt. 5115-54.

913-38-BZ—Vol. II—H.B.Q.—80-02 Kew Gardens road, south side, from 80th road to Union turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens, Misc. 802-47.

483-50-BZ—Vol. III—H.B.M.—5140-5160 Broadway, northeast corner West 220th street and southeast corner of 9th avenue, Block 2215, Lot 842, Borough of Manhattan, Alt. 2007-54.

595-44-BZ—Vol. II—H.B.M.—30 Central Park South, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan, Amendment to Alt. 538-43.

596-44-A—Vol. II—H.B.M.—30 Central Park South, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan, Amendment to Alt. 538-43.

162-50-BZ—Vol. II—H.B.Q.—29-03 Sca Girt boulevard, south side, from Beach 29th street to Beach 30th street, Block 287, Lot 1, Far Rockaway, Borough of Queens, N.B. 3591-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

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Concrete Masonry, Units, Rules for Manufacture, Testing and Use ofApril	24, 1951—Vol. 36, No. 7A
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Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

CALENDAR

MARCH 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 15, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

20-43-BZ

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersection streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

Laid over from June 9, 1953, to September 15, 1953, at request of attorney for objectors, applicant concurring pending negotiation as to sale of property to church; no further requests for adjournment; then to January 26, 1954, at request of objector and possible purchaser of premises and with the approval of the applicant's representative; then to April 27, 1954, at request of objector, applicant concurring, pending negotiations as to sale of premises and acquisition of a gasoline station site to replace present site; then to May 25, 1954, at request of applicant's representative; then to September 14, 1954, at request of applicant with objector concurring, to await pending negotiations as to sale of premises; laid over from September 14, 1954, to March 15, 1955, at 10 A.M. at request of the applicant, pending completion of negotiations for the sale of the property involved.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner (Hilgro Boat Yard, lessee).

SUBJECT—Application August 11, 1954—re (decision of the Commissioner of Marine and Aviation) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision; hearing closed; then to March 15, 1955, for inspection and decision; hearing previously closed.

765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner of Ocean Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

Laid over from January 18, 1955, for inspection; date to be set; then set for further hearing on February 23, 1955; then laid over from February 23, 1955, to March 15, 1955, for inspection and decision; hearing closed.

414-54-BZ

APPLICANT—Schrack and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265.22 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

Laid over from February 23, 1955, to March 15, 1955, for inspection and decision; hearing closed; no further argument.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

Laid over from February 23, 1955, to March 15, 1955, for inspection, if necessary, and decision; hearing closed.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business, retail and retail 1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

Laid over from February 1, 1955, to March 1, 1955, for inspection and decision, without further argument; hearing closed; then to March 15, 1955, for applicant to submit revised plans showing parapet wall not less than 5 ft. 6 in. high, properly reinforced on all sides where walls of adjoining buildings do not occur; hearing previously closed.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Mathanson, owner.

SUBJECT—Application July 26, 1954—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a supermarket and a gasoline service station, lubricatorium, car-washing, motor vehicle repairs, storage and sale of accessories and office; with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for inspection and decision; hearing previously closed; then to March 1, 1955, for further consideration; then to March 15, 1955, applicant to file revised plans.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubricatorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

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PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed; then to March 8, 1955, applicant to consult with the Park Department as to approved plans for 30 foot restriction, and for revised plans; then to March 15, 1955, applicant to file revised plans to meet the Park Department requirements.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner, Block 3820, Lot 4, Springfield Gardens, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, for preparation of digest.

771-54-BZ

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application October 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, G1 area district the extension of existing building, without the required set-back from mapped street.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road, Block 12981, Lot 118, Rosedale, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, for decision after additional information has been obtained as to widening of Hook Creek boulevard; hearing closed.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, at the request of applicant.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

66-38-BZ—Vol. I

APPLICANT—Unger and Unger, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened February 23, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a local retail use district the change of location of curb cut for reduced parking lot.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

209-45-BZ—Vol. IV

APPLICANT—Edmund T. Mallory, for H. M. Williams Co., Inc., owner.

SUBJECT—Application reopened February 23, 1955 as Vol. IV—re (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution, to permit in the business use portion of plot located in a residence and business use district the addition of a fireproof canopy alongside building under construction and to provide a shelter at corner of auto showroom and to permit removal of old brick piers at present main entrance at corner of Northern boulevard and Junction boulevard and replace with glass and masonry.

PREMISES AFFECTED—93-01 to 94-05 Northern boulevard and 32-36 to 32-62 Junction boulevard, northwest corner and 32-57 to 32-63 93rd street, Block 1423, Lot 45, Jackson Heights, Borough of Queens.

741-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Valentine Realty Corp., owner (Forack Corp., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change in use from ordinary storage in cellar to garage for motor vehicles.

CALENDAR

PREMISES AFFECTED—250 East 187th street and 2400 Ryer avenue, southeast corner, Block 3152, part of Lot 11, Borough of The Bronx.

534-47-BZ—Vol. II

APPLICANT—Joseph M. Lonergan, for Avelyn F. Goldstein, owner (Packard, Jamaica, lessee).

SUBJECT—Application reopened October 14, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a residence and business use district the change in occupancy from office, storage and shipping of tires, auto accessories, and incombustible materials, to office and storage of more than five motor vehicles waiting to be serviced in adjoining building on Lot 31.

PREMISES AFFECTED—150-34 Hillside avenue, south side, 200 ft. west of 153rd street, Block 9697, Lot 26, Jamaica, Borough of Queens.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

914-54-BZ

APPLICANT—Edward B. Moebus, for Lockwood Greene Engineers, Inc. (Western Electric Co., Inc., owner).

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a business and manufacturing use district the erection and maintenance of a structure to be used as a repair shop, warehouse, office, more than the permitted height within two miles from an airport.

PREMISES AFFECTED—135-02 Springfield boulevard, southwest corner of Merrick boulevard, Block 13007, Lot 31, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 15, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 15, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

136-53-SA

APPLICANT—Ace Cabinet Corporation, owner.

SUBJECT—Application February 5, 1953—Ace Clothes Dryer (gas fired), Model 400, approval of.

119-47-SM

APPLICANT—The Cincrete Corporation, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional cinder block and cinder brick—re Durablock Cinder and Concrete Building Block; previously approved.

395-54-SM

APPLICANT—Cincrete Corporation, owner.

SUBJECT—Application April 27, 1954—Durablock Cinder Cavity Wall Block (8x8x16 inch Hollow Load Bearing Cinder Cavity Wall Block), approval of.

915-51-SA

APPLICANT—The American Laundry Machinery Company, owner.

SUBJECT—Application reopened September 15, 1953—for amendment to resolution as to additional models—re American Truclen Dry Cleaning Unit complete or separate installation of the Washer, Extractor Unit, Filter or Service Unit; previously approved.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

CALENDAR

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway 2nd floor; Block 286, Lot 60, Borough of Manhattan.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

376-54-A

APPLICANT—Sidney Daub, for Cosmopolitan Corp., owner.

SUBJECT—Application May 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue, Block 1273, Lot 22, Borough of Manhattan.

532-54-A

APPLICANT—M. Allen Schlendorf, for Amelia Trunz, owner (Trunz, Inc., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1672 Sheepshead Bay road, west side, 37 ft. $\frac{3}{4}$ in. north of Voorhies avenue, Block 7461, Lot 44, Borough of Brooklyn.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.

SUBJECT—Application October 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue, and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn.

970-54-A

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application December 23, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—125-01 Queens boulevard, northwest corner of Hoover avenue, Block 9653, Lot 1, Kew Gardens, Borough of Queens.

98-55-A

APPLICANT—J. Paul Frampton, for Benjamin Bernstein, owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—928 Halsey street, south side, 160 ft. east of Saratoga avenue, Block 1495, Lot 15, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MARCH 18, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 18, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

MARCH 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 22, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

Laid over from January 25, 1955, to February 15, 1955; applicant to notify affected property owners by regular mail; then to March 22, 1955, for inspection and decision; hearing closed.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

CALENDAR

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

Laid over from February 8, 1955, to February 15, 1955, at the request of objector, applicant agreeing; no further request for adjournment; hearing closed; then to March 22, 1955, for inspection and decision, without further argument.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; applicant to file information as to status of violation on the building; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; hearing previously closed; then to March 22, 1955, at the request of the applicant; no further requests for adjournment.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326,

Laid over from February 23, 1955, to March 22, 1955, for inspection and for investigation of lawful records of the occupancy of the area and for the Park Department to furnish the Board with further information as to the park conditions and area; hearing closed; no further argument.

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, north-

CALENDAR

west corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue and 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed; applicant to submit list of houses in area occupied as two family dwellings.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of

the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, for applicant to obtain an additional decision, from the Borough Superintendent, under Section 19g, and also as to whether the 3rd floor is occupied as a separate space complying with the requirements for a two-family building or is in the category of a single family house with rooms rented out.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

Laid over from February 23, 1955, to March 1, 1955, for applicant to file revised plans, hearing closed; no further argument; then laid over from March 1, 1955, to March 22, 1955, for inspection and for information as to approved grades of streets and sewers from the applicant.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

557-28-BZ—Vol. II

APPLICANT—Siegel and Green, for Richard Carrol, Inc., owner (William Gordon, lessee).

CALENDAR

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of gasoline selling station in front of existing public garage for more than five motor vehicles.

PREMISES AFFECTED—2717 Reservoir avenue, west side, 242.21 ft. north of West Kingsbridge road, Block 3248, Lot 46, Borough of The Bronx.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, applicant to file revised plans.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

801-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Teresa Romano, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the addition of motor vehicle repairs, brake-testing, wheel alignment and the parking and storage of motor vehicles, to existing gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—72-01 to 72-09 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner, Block 2843, Lot 45, Maspeth, Borough of Queens.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

806-54-BZ

APPLICANT—Burke, Green and Groh, for Milton and Esther Mittelman, owners.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the maintenance of existing dwelling, without the required set back from street line.

PREMISES AFFECTED—170-15 69th avenue, north side, 40 ft. west of 171st street, Block 6924, Lot 3, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 22, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 22, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953, as Vol. II—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleeker street, Block 540, Lot 30, Borough of Manhattan.

337-54-A

APPLICANT—Sidney Daub, for Mutnick Holding Corp., owner.

SUBJECT—Application April 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Greene street, east side, 226 ft. ¼ in. south of West Houston street, Block 513, Lot 6, Borough of Manhattan.

822-54-A

APPLICANT—Samuel November, for American Welfare Association, Inc. of New York, owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

763-54-A

APPLICANT—Elias K. Herzog, for Lynn Operating Corp., owner.

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan.

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 14; 4th floor, Borough of Manhattan.

84-55-A

APPLICANT—Hurley and Hughes, for New York Eye and Ear Infirmary, owner.

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—314 East 14th street, south side, 150 ft. east of 2nd avenue, Block 455, Lot 14, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, March 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

MARCH 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 29, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed; then to March 1, 1955, for applicant to submit a letter from the Borough Superintendent as to whether existing dining room on premises is permitted under the existing certificate of occupancy to be used by non-residents of subject premises; then laid over from March 1, 1955, to March 29, 1955, for inspection and decision.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blakc, owner.

SUBJECT—Application April 20, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 44, Borough of Manhattan.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nyman, owner.

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

CALENDAR

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street, and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grand avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

708-38-BZ—Vol. III

APPLICANT—Ribelle V. Perotto, for Bertha M. Carroll, owner (Gulf Oil Corporation, lessee).

SUBJECT—Application reopened February 8, 1955 as Vol. III re amendment of resolution—re (decision of the borough superintendent), previously granted on condition under section 7e of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles on an existing gasoline service station.

PREMISES AFFECTED—92-28 Horace Harding boulevard and 93-43 to 92-57 Queens boulevard, southeast corner, Block 2075, Lot 5, Elmhurst, Borough of Queens.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Soeony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

CALENDAR

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

413-54-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Kaplan, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing signs on front of building.

PREMISES AFFECTED—139 Schenectady avenue and 1120-1130 St. Marks avenue, southeast corner, Block 1360, Lot 14, Borough of Brooklyn.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

937-54-BZ

APPLICANT—Samuel Rosenblum for 415 Madison Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail and restricted retail use district the erection and maintenance of an office building and bank without the required loading berth.

PREMISES AFFECTED—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 29, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

245-52-SM

APPLICANT—Ferro Pipe and Foundry Company, owner.
SUBJECT—Application April 7, 1952—Ferro Pipe and Foundry Co., Cast Iron Soil Pipe, approval of.

82-54-SM

APPLICANT—James B. Clow and Sons, owner.
SUBJECT—Application January 25, 1954—Clow I.P.S. Centrifugally Cast Iron Pipe (O.D.) (for suspended soil, waste, downspout and vent lines), approval of.

847-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application December 7, 1951—Carrier Weathermaker, Models 38B4, 38B6, 38B8, approval of.

518-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application February 6, 1951—Carrier Weathermaker, Models 50K4, 50K6, 50K8, 50K12 and 50K16, approval of.

34-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application December 29, 1950—Carrier Automatic Ice Cube Maker, 26 Series, approval of.

546-54-SM

APPLICANT—U. S. Gypsum Company, owner.
SUBJECT—Application June 21, 1954—USG Demountable Partition (for office), approval of.

820-54-SA

APPLICANT—Century Engineering Corporation, owner.
SUBJECT—Application October 20, 1954—Century Engineering Corp., Oil Burner, Model 1P to be marketed also as Crane Co., Oil Burner, Model 1P, approval of.

716-54-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

CALENDAR

SUBJECT—Application September 14, 1954—Gilbarco Calco-Meter, Model M101E (single gasoline dispensing pump), approval of.

715-54-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application September 14, 1954—Gilbarco Calcometer, Model M101DE (gasoline dispensing pump), approval of.

619-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Gas-Burner, Type RGF and Petro Gas Burner, Type FG, approval of.

41-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corporation, owner.

SUBJECT—Application reopened January 4, 1955 as to amendment—re Delta Suspended Oil-fired Furnace Models SU-80, SU-110, SU-160 and SU-210; previously approved.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-
man, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—
re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—76-78 Willoughby street, south
side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31,
Borough of Brooklyn.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee,
for Havemeyers and Elder, Inc., owner.

SUBJECT—Application July 9, 1954—re Appeal from an
order and a decision of the fire commissioner.
PREMISES AFFECTED—86-88 Kent avenue, west side,
from North 8th to North 9th streets, Block 2308, Lot 1,
Borough of Brooklyn.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil
Company, owner.

SUBJECT—Application reopened September 14, 1954—re
Appeal from orders of the fire commissioner—re use of
an auxiliary gasoline engine to drive the discharge pump.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon
Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—re Appeal from
a decision of the borough superintendent.
PREMISES AFFECTED—1721 Avenue J, northwest cor-
ner of East 18th street, Block 6710, Lot 1, Borough of
Brooklyn.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.

SUBJECT—Application January 17, 1955—re Appeal from
a decision of the borough superintendent.
PREMISES AFFECTED—610-612 Neptune avenue (608
displayed), south side, 42 ft. $\frac{3}{4}$ in. west of West 6th
street, Block 7270, Lot 34, Borough of Brooklyn.

878-48-A—Vol. II

APPLICANT—Charles M. Spindler, for Blanche Kono,
owner.

SUBJECT—Application reopened January 18, 1955, as Vol.
II—re Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—69-14 49th avenue, south side,
100.06 ft. east of 69th street, Block 2435, Lot 14, Wood-
side, Borough of Queens.

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp.,
owner.

SUBJECT—Application March 8, 1954—re Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—143-149 West 19th street, north
side, 252 ft. east of 7th Avenue, Block 795, Lot 14, Bor-
ough of Manhattan.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp.,
owner.

SUBJECT—Application March 8, 1954—re Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north
side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17,
Borough of Manhattan.

319-52-A

APPLICANT—Simon Heller, for General Steel Products
Corp., owner.

SUBJECT—Application May 7, 1952—re Appeal from a de-
cision re orders of the fire commissioner, and a decision of
the borough superintendent.

PREMISES AFFECTED—131-133 Avery avenue, north
side, 185.82 ft. west of Lawrence street, Block 5066, Lot
622, Flushing, Borough of Queens.

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo
Corp., owner.

SUBJECT—Application May 17, 1954—re Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—606 Shepherd avenue, west side,
275 ft. north of Dumont avenue, Block 4068, Lot 31, Bor-
ough of Brooklyn.

471-54-A

APPLICANT—Cinetech Co., Inc., lessee, for 106 West End
Avenue Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from
orders and decisions of the fire commissioner.

PREMISES AFFECTED—106-108 West End avenue, east
side, 50 ft. north of West 64th street, Block 1156, Lot 4,
Borough of Manhattan.

550-54-A

APPLICANT—E. Walter Jansen, for 184 Realty Corp.,
owner.

SUBJECT—Application June 28, 1954—re Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft.
south of West 23rd street, Block 824, Lot 42, Borough of
Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, April 12, 1955, at 10 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-
Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the
borough superintendent) under sections 7c, 7i and 7h of
the zoning resolution, to permit in a retail use district, the
extension in area of existing gasoline station to include
existing uses of open greasing lift and pit, store for auto
accessories, car washing, motor vehicle repairs, and storage
of auto accessories, and to add the parking and storage of
motor vehicles on unbuilt upon portion of plot, and the
relocation of gasoline pumps and addition of new curb cuts.

CALENDAR

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

APRIL 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 8, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, February 23, 1955, were approved as printed in the Bulletin of March 1, 1955, Vol. 40, No. 9.

489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner, Block 3820, Lot 4, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M., for preparation of digest.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Edward Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M., applicant to file revised plans to meet the Park Department requirements.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-

MINUTES

2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M., applicant to file revised plans to meet the Park Department requirements.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—(decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district, the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Cohen, Jack Feldman and Ruth Feldman.

For Opposition: Francis X. Stephens, Rachel B. Harrison, Helen E. McQuillan and Minerva Abbate.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A.M. for inspection and decision; hearing closed.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—(decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A.M., applicant to file revised plans.

771-54-BZ

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application October 5, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, G1 area district, the extension of existing building, without the required set-back from mapped street.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road, Block 12981, Lot 118, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McGee, Edna Delmoor and E. Delmoor.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M. for decision after additional information has been obtained as to widening of Hook Creek Boulevard; hearing closed.

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street, and 902-912 East 103rd street, southeast corner and southwest corners, Block 8210, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen and Irving R. Rosenthal.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority, Aleck Slade, Irving I. Dolowich, Lillian Sutschek, William P. Ludwig, May Birkenfeld and Councilman Sam Curtis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M. for inspection and decision; hearing closed.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gambeski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lot 21 (formerly lots 21 and 25), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 10 A. M., at the request of applicant.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years, in a residence use district, the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Aleck Slade.

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For Opposition: Joseph J. Dreyer, Stephen Reines, Fred Belk, Walter Maskerer, Mrs. J. H. Rucker, Charles S. McEntee, Marie McEntee, Marian K. Bradwich, Edna Rusyn, Crescent G. Streidl, Andrew J. Cuneo, Anna Irwin, Stella Ackerina, Austin J. Irwin, Bertha Rudland, Martha B. Balfour, Rose Nicholas, Raymond V. Dowdican, Albert Wirth, William P. Rudland, Jr., Mary Fazio, Joseph P. Lapointe, John W. Bickford, Mary Cervone, Joseph Kirsch, Samuel Lessow, Albert Kirsch and John F. Reitano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M., for inspection by a committee of the Board and for decision without further argument; hearing closed.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz and Millard Shroder.
For Opposition: Philip O. Eisenberg and Samuel J. Perlman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M. for inspection and for decision; hearing closed.

72-54-BZ

APPLICANT—Degenhardt, Miller and Lindberg, for Flushing Hospital and Dispensary, owner.

SUBJECT—Application February 2, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for use of doctors, nurses and other personnel of the hospital.

PREMISES AFFECTED—146-11 to 146-17 Elm avenue, west side, 211.5 ft. south of Parsons boulevard, Block 5198, Lot 39, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Eugene Miller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn without prejudice, pending report from the hospital as to change of plans in the building so as to provide for parking within the proposed hospital extension.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

421-37-BZ—Vol. II

APPLICANT—Henry Nordheim, for Antonio Moccia, owner.

SUBJECT—Application August 26, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles (previously dismissed for lack of prosecution, for a larger plot).

PREMISES AFFECTED—1108 East 216th street, south side, 3.07 ft. west of Wilson avenue, Block 4710, Lots 22 and 23, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 28, 1954 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 8, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 216th street and Wilson avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1954 acting on amendment to Alt. Applic. 634-54, reads:

"1. In a Residence District the proposed parking and storage of motor vehicles is contrary to Art. II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to rent space for pleasure cars only; and

WHEREAS, the applicant contends that there are quite a number of small dwellings that were built before the requirement to provide car space was enacted and many of these owners have asked the privilege of storing on this lot, which presently has a chain link fence at the street front; that south of the site there are the 4-story apartment houses of the Hillside homes and many of the tenants would avail themselves of this facility; that the owner of this site is also the owner of the 2-story dwelling and store on lot 20, and he proposes to operate the site personally, thus insuring proper conduct and care of conditions on the site; that the site is now level with street grade and will require very little grading at rear; that it is proposed to enclose the lot on all sides except along the lot line between lot 22 and his lot 20, and since lot 20 and the site are all in one ownership, there seems no logical reason for a fence on that lot line; and

WHEREAS, the applicant states that the present owner has held title to the property since August 16, 1951 and that the assessed valuation of land is \$16,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of two years to permit the premises as proposed and indicated on plans filed with this application marked, "Received, August 26, 1954" (2 sheets) to be occupied for parking and storage of motor vehicles limited to the pleasure car type *on condition* that all uses shall be removed and that the premises shall be leveled substantially to the grade of Wilson avenue and shall be surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on the interior and rear lot lines a woven wire fence of the chain link type not less than five feet six inches in height; that a similar fence shall be erected on the street building line except for an entrance which shall be fitted with a gate of similar construction which

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shall be kept closed when the parking lot is not in use; that opposite the entrance there may be a curb cut not more than fifteen feet in width; that the sidewalk and curbing in front of the premises shall be repaired to the satisfaction of the Borough President, and where no sidewalks and curbing exist such sidewalks and curbing shall be installed to his satisfaction; that such portable fire fighting appliances shall be maintained as the Fire Commissioner may direct; that signs shall be restricted to a permanent sign attached to the fence near the entrance advertising the type of cars parked and the rates charged and such other information as may be required by the Commissioner of Licenses; that a wooden bumper of suitable size and location shall be installed for the protection of the fence; that all permits shall be obtained and work completed and a certificate of occupancy obtained within six months from the date of this resolution.

303-49-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for M. F. & S. Plumbing Supply Co., owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance and time to complete—re (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution, permitting in a business use district, the extension in use and area of existing gasoline service station and the parking and storage of motor vehicles (previously granted by the Board for a term of fifteen years, expires September 1964), to include auto laundry, lubricatorium and office.

PREMISES AFFECTED—251 Beach 73rd street and 73-05 Beach Channel drive, southwest corner, Block 542, Lot 1, Arverne, Borough of Queens.

APPEARANCES—

For applicant: Norman Lederer.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, on September 20, 1949 this application (Vol. I) was granted by the Board on certain conditions under sections 7f and 7h of the zoning resolution, to permit in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, and the parking and storage of more than five motor vehicles; and

WHEREAS, the application was reopened as Vol. II on June 23, 1953 subject to the regular procedure, to consider extension of use; and

WHEREAS, on March 2, 1954, under Vol. II, the resolution was amended by adding: "that in event owner desires to extend area of gasoline service station, such extension may be permitted and to permit under 7h for a term of five years the parking and storage of motor vehicles waiting to be serviced or stored"; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on February 8, 1955 and set for hearing on March 8, 1955 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated February 3, 1955 acting on Alt. Applic. 123-53, reads:

"1. This amendment to renew application must be submitted to the B. S. & A. for its consideration. Cal. #303/49/BZ—Expired 9/2/54."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on September 20, 1949, only so far as it has reference to the term of the variance and the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the term of the variance under Section 7h may be for a term of fifteen years, under the resolution adopted September 20, 1949; that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution."

26-52-BZ—Vol. II

APPLICANT—Michael Levine, for Morris Hagel, owner.

SUBJECT—Application January 27, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—135 Herkimer street, north side, 192 ft. 3 in. east of Nostrand avenue, Block 1861, Lot 61, Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Levine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on February 24, 1954 subject to regular procedure, previously withdrawn; and

WHEREAS, a public hearing was held on this application on February 8, 1955 after due notice by publication in the Bulletin; laid over to March 1, 1955 for applicant to file revised plans, and for inspection, hearing closed; then to March 8, 1955, for consideration by this Board; and

WHEREAS, the district maps accompanying the zoning resolution show that this site is in a residence use, C area, class 1¼ height district; Herkimer street is in residence and business use, C area, class 1¼ height districts; Nostrand avenue is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated November 1, 1954, acting on Alt. Applic. 4133-54, reads:

"1. The proposed office, storage and parking of Motor Vehicles in a Residence use district is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 38.9 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use the vacant lot for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the property is in a heavily congested business area a short distance away from Nostrand avenue which is an important business street; that the 8th avenue subway is at Fulton street and Nostrand avenue, which is one block to the north of Herkimer street; that there is a vital need in this area for a parking lot and the owner has been informed by storekeepers along Nostrand avenue that such a lot would be a great convenience to them and to their customers and would assist in relieving the traffic congestion; and

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WHEREAS, the applicant states that the present owner has held title to the property since May 28, 1945 and that the assessed valuation of land is \$3,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and also revised plans have been filed;

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of two years to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked, "Received, November 12, 1954" and "February 16, 1955" (one sheet), *on condition* that the premises shall be levelled substantially to the grade of Herkimer Street and shall be surfaced with clean gravel or steam cinders and treated with a binder, properly rolled; that on the interior lot lines there shall be erected a woven wire fence of the chain link type where walls of adjoining buildings do not occur to a total height of not less than five feet six inches; that a similar fence shall be erected on the building line except for entrances where shown; that such fence shall be fitted with gate of similar construction as the fence and kept normally closed except during business hours; that opposite the gate there may be a curb cut not over fifteen feet in width; that the use of this plot shall be limited to the owner, employees and patrons of the store building located on Block 1861, Lot No. 1, Fulton and Nostrand avenues, at the corner; that such portable fire fighting appliances shall be maintained and placed as the Fire Commissioner may direct; that sidewalks and curbing in front of the premises shall be repaved to the satisfaction of the Borough President; that no trees shall be removed except as may be necessary for the entrance; that signs shall be restricted to a sign attached to the fence at the entrance advertising the private use of these premises under the limitations as above stated with such other information as as may be required by the Commissioner of Licenses; and that all permits shall be obtained and a Certificate of Occupancy obtained within six months from the date of this resolution.

51-54-BZ

APPLICANT—Henry C. Brucker, for Ph. Dietz Coal Co., Inc., owner.

SUBJECT—Application January 28, 1954 decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop, to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Saul Godwin and Isaac Jacob.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 4, 1955 after due notice by publication in the Bulletin; laid over to February 8, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, applicant to file revised plans; then to March 8, 1955, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; 65th street is in residence and business use, C area, class 1 height districts; Otto road is in residence and unrestricted use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 22, 1954 acting on Alt. Applic. 1418-53, reads:

"1. The proposed use of this building as a factory is contrary to Art. 2 Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 102.47 ft. frontage by 100 ft. in depth, irregular, on which is located a building covering the entire lot, one story, 15 ft. in height, of class 3 construction, used as a garage and repair shop for owner's motor vehicles; that it is proposed to use the building for a newspaper printing plant and office; and

WHEREAS, the applicant contends that recently the owners reduced their coal deliveries to a point where the necessity for storing and repairing is no longer needed at these premises; that the coal trucks were put into dead storage at another location and in view of this it was decided to appeal to the Board for a change in use from the existing storage garage to the use of light manufacturing; that the existing five 550 gallon gasoline storage tanks will be emptied and properly sealed thereby reducing the fire hazard; that the proposed use is less offensive and less hazardous than the existing use and would be permitted in a business district, whereas the present use would not; that the public safety and general welfare of the surrounding neighborhood would be greatly enhanced by this change; that no structural changes are proposed; that the only change will be to the interior of the building such as ladies' and men's toilets, dressing rooms and offices; and

WHEREAS, the applicant states that the present owner has held title to the property since February 7, 1930; that the assessed valuation of land is \$13,500 and of the building \$36,500 making a total of \$50,000; that the building was erected 1924; and

WHEREAS, at the request of the Board, the applicant submitted the name and business of the proposed tenant; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 e for a term of ten years to permit the occupancy of the building formerly approved for garage use for occupancy as a newspaper printing plant substantially as proposed and as indicated on plans filed with this application marked, "Received, January 28, 1954" (4 sheets), and revised plans showing proposed layout marked, "Received, March 3, 1955" (one sheet), *on condition* that the building shall not be increased in height or area, that such portable fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that no trucks shall be loaded or unloaded except within the building through the existing entrance door, as shown, to 70th avenue, and a portion of such loading platform shall be left open for such purposes; that no windows shall be constructed in the interior lot line walls to the east and south and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed and a new Certificate of Occupancy shall be obtained within six months from the date of this resolution.

517-54-BZ

APPLICANT—Charles Abrahams, for John Hinke and Peter Breunig, owners.

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SUBJECT—Application June 21, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—62-21 to 62-23 Metropolitan avenue, north side, 225 ft. east of 62nd street, Block 2771, Lot 52, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams and Andrew J. Todaro.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Metropolitan avenue and 62nd street are in an unrestricted use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1954 acting on Alt. Applic. 1240-54, reads:

"1. The proposed extension of existing structure in a D area district is in excess of the area occupancy permitted per Article IV, Section 14 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 59.69 ft. frontage by 134.96 ft. in depth, irregular, on which is located one and two story frame buildings having a one story cement block extension which was erected in 1948, and which are occupied as a factory for the manufacture of small machine parts and novelties; that there is also a frame building along the east lot line which is not used; that the combined area of existing buildings is 3,605 sq. ft.; that it is proposed to demolish the frame buildings and to extend the existing one story cement block building to the street line; that the combined area of the existing and the new construction will be 4,912 sq. ft., therefore the area in excess will be 2,102 sq. ft.; and

WHEREAS, the applicant contends that the premises are owner occupied and they are in need of additional space; that approximately 30 people are employed and additional floor area is required for efficient use of equipment and labor; that the existing frame buildings, which are a fire hazard, will be demolished; that the extension will be of class 3 construction with an attractive brick facade, which will improve the appearance of the street; that a loading bay will be provided to eliminate off-street loading; that the neighborhood is developed primarily for industrial use; that the D area zone designation has existed since 1916 and was not intended to limit the percentage of construction of the lot in this area, which is in an unrestricted use zone; that a substantial number of premises in the affected area were developed in excess of the limitation of section 14(c) before the amendment of December 4, 1944; that the premises to the east and west of the site have non-residential uses, and no adjoining premises will be affected as to light and air; and

WHEREAS, the applicant states that the present owner has held title to the property since September 24, 1948 and October 16, 1952; that the assessed valuation of land is \$4,950 and of the buildings \$8,700 making a total of \$13,650; that the building was erected 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, no street widening is proposed on this side of Metropolitan avenue; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the construction of a one story business building as an addition to the existing building on the rear of premises proposed to be retained, and as indicated on plans filed with this application marked, "Received, June 21, 1954" (4 sheets), and "January 27, 1955" (one sheet), *on condition* that the building shall not be increased in height or area beyond what is now proposed and including the existing building to which this is an addition; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the open space proposed to be maintained shall be maintained; and that there shall be no windows opening in the side lot lines, either east or west, to adjoining premises; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

642-54-BZ

APPLICANT—John F. Fitzsimons, for James P. Clark, owner.

SUBJECT—Application August 5, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—130-15 14th avenue and 13-32 131st street, northeast corner, Block 4010, Lot 1, College Point, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, James P. Clark and A. P. Thackaberry.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 8, 1955 after due notice by publication in the Bulletin; laid over to March 8, 1955, for inspection and decision without further argument; applicant to file corrected drawing with proper widening dimensions for 131st street and 14th avenue and a revised plot plan of proposed layout including the widening; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class $\frac{3}{4}$ height district; 14th avenue and 131st street are in business and unrestricted use, D area, class $\frac{3}{4}$ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 16, 1954 acting on N. B. Applic. 1202-52 and superseded by N. B. Applic. 1203-52 dated September 15, 1954, reads:

"1. Use of premises located in a business use district as gasoline service station, lubritorium, storage, sales and office is contrary to Art. II Sec. 4(a) (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. and 109.66 ft. frontage by 100 ft. in depth, irregular, on which is located a non-conforming advertising sign, which it is proposed to demolish; that it is proposed to erect a one story, class 3 structure, 48 ft. by 27 ft. as accessory building to proposed gasoline service station, to

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house an office, sales room, lubritorium and car wash; that along the westerly lot line it is proposed to erect a 5 ft. iron picket fence, on 6 in. high concrete base and to continue along the northerly lot line and then southerly along 131st street frontage for approximately 50 ft.; that an area of planting and shrubbery will be maintained at all points adjacent to the fence; that one 30 ft. curb cut is proposed on the 131st street frontage and two 30 ft. cuts on the 14th avenue; that three dispensing pumps on a concrete island will be constructed, set back 15 ft. from the 14th avenue frontage, which pumps will be supplied from eight 550 gallon storage tanks; and

WHEREAS, the applicant further states that at the time N. B. application 1203-52 was filed the premises was in an unrestricted district; that plans for the erection of the proposed gas station were approved in August of 1952 and the owner thereafter, due to lack of financing, was unable to proceed with the construction; that in November of 1953, in a wide rezoning of this section of Queens, the premises was put into a business district, without actual notice to the owner of the property, and when the owner sought a permit to build, he learned of the zoning change and permit was denied; and

WHEREAS, the applicant contends that 14th avenue is presently a main highway between College Point and the more easterly and northerly sections of Queens county; that it crosses over the Whitestone parkway and eventually will be widened considerably; that the easterly side of 131st street and the southerly side of 14th avenue are zoned unrestricted; that opposite the premises on the east is the Columbia Furniture company building occupying the entire block front from 14th avenue northerly to 13th avenue; that immediately northerly of the premises is a frame dwelling, beyond which is a factory in course of construction, and diagonally across is a restaurant, bar and grill; that abutting the premises to the west and across 14th avenue to the south are a number of two story frame dwellings; that to the east in block 4011 and fronting on 14th avenue between 131st and 132nd streets is a small gas station and motor vehicle repair shop having a frontage of 60 ft. on 14th avenue; that this station is surrounded on three sides by the property occupied by the furniture company; and

WHEREAS, the applicant states that the present owner has held title to the property since March 28, 1952 and that the assessed valuation of land is \$6,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, applicant has filed revised plans as requested and the committee recommends that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f for a term of ten (10) years to permit the premises to be occupied as a gasoline service station as proposed and as indicated on plans filed with this application marked, "Received, August 5, 1954" (one sheet), "September 17, 1954" (2 sheets), and as amended by revised plans marked, "Received, February 25, 1955" (2 sheets), on condition that all uses on the premises shall be removed and the premises shall be levelled substantially to the grade of 14th Avenue; that the premises shall be arranged as indicated on such plans; that the accessory building shall be of a design and construction as indicated; that the ashlar facing proposed to be used shall be of a make approved by the Board; that there shall be no cellar under the accessory building; that the pumps shall be erected not nearer than fifteen (15) feet to the street building line of 14th Avenue; that the pumps shall be of a low approved type; that such portable fire fighting appliances shall be maintained as the Fire Commissioner may direct; that the number of gasoline storage tanks shall not exceed eight (8) approved 550-gallon tanks; that on the side and rear lot lines to the west and north there shall be erected

a masonry wall not less than two (2) feet in height with a steel picket fence above to a total height of not less than five feet six inches; that a similar fence shall be maintained along the easterly lot line on the proposed widening line of 131st street for the distance as shown approximately forty (40) feet and that such suitable terminating posts shall be constructed where fences terminate; that the balance of the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two curb cuts to 14th avenue, each not greater than thirty (30) feet in width with no curb cut nearer than five (5) feet to a lot line as prolonged; that there may be one curb cut twenty (20) feet in width to 131st street located within the first twenty-five (25) feet from the intersection; that no construction shall be carried on beyond the proposed line of 131st street; that such space between the widening line and the present building line shall be paved as hereinbefore required for the station itself; that such planting shall be maintained in the areas as shown with suitable planting material; that such areas shall be protected with a concrete curb not less than six inches in width and six inches in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting with the building line at the intersection a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line of 14th avenue for a distance of not over four feet; that at such intersection there shall be a concrete island maintained which may be segmental in shape, not less than five feet along either building line and not less than twelve inches in height; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

859-54-BZ

APPLICANT—John F. Fitzsimons, for Diedrich and Anna M. Grube, owners.

SUBJECT—Application November 10, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the change in occupancy from one family dwelling to two family dwelling, without the required side yard on northerly side of lot.

PREMISES AFFECTED—93-09 239th street, east side, 80 ft. north of 93rd road, Block 7999, Lot 9, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Diedrich Grube, Dorothea Froese and S/Sgt. Raymond Froese.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 239th street are in a residence use, E-1 area, class ½ height district; 43rd road is in residence and retail use, E-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1954 acting on Alt. Applic. 2217-54; reads:

"1. Min 5'-0 wide yard required to convert to two family dwelling in E-1 area district. Art. IV Sec. 15-A Zoning Resolution."

MINUTES

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, on which is located a class 4 structure, 24 ft. front by 48 ft. in depth, 2½ stories, 27 ft. in height, used as a one family dwelling; that it is proposed to convert the existing one-family dwelling to a two-family dwelling; and

WHEREAS, the applicant contends that the total width of the side yards (15.98 ft.) is in excess of the 15 ft. required for a two family dwelling in an E-1 area district; that however because of the shortage of 1.04 ft. in the width of the north side yard, the building is legally non-conforming as to area although it was legally conforming as to side yards at the time it was built in 1928, as a one-family dwelling in a D area district, and legally conforming on September 29, 1950, the date the present owners took title, at which time the zoning was E; that the present legal non-conformity eventuated as a result of the rezoning on June 30, 1952 to the present E-1 area designation; that in asking reconsideration by the building department of the objection which is the basis for this application, the attention of the building department was directed to the wording of section 15-A(b) which refers to construction of two-family dwellings as distinguished from an alteration to a two-family dwelling and also to section 19(g), reading as follows:

"In any area district, alterations to an existing building or structure shall be permitted notwithstanding that area coverage, distances from mapped street lines, rear yard or courts of such existing building or structure do not conform to the requirements of the respective district, provided such alterations do not further encroach upon any required open spaces nor involve changes in coverage or building height in excess of those permitted in the area and height districts within which the building or structure is located."

that despite these sections of the zoning resolution, the building department has proceeded on a ruling by the borough superintendents adopted in January of 1953 relating to E-1 area districts; that it is not proposed to extend the non-conformity; that the envelope of the building will not be enlarged in any way; that it is the desire of the owners to convert to a two-family dwelling, one apartment to be occupied by them and the other apartment to be occupied by their married daughter and her husband; that because of the conservative pay that the husband of the daughter receives in the service of the armed forces, he is unable to afford a house of his own; that the married daughter and her husband are already living in the premises as part of the owner's household and all that is necessary to complete the conversion to a two family dwelling is to construct a kitchen on the 2nd floor and a bathroom on the 1st floor; and

WHEREAS, the applicant states that the present owner has held title to the property since September 29, 1950; that the assessed valuation of land is \$1,200 and of the building \$5,500 making a total of \$6,700; that the building was erected 1928; and

WHEREAS, the building will be required to be so arranged that each family will have access to the public hall and stair to street without entering any part of the dwelling occupied by an apartment; and

WHEREAS, a proposed amendment to the Zoning Resolution, Section 15A relating to E-1 districts, which is set for hearing before the City Planning Commission for March 16, 1955, would not give relief as to this particular building even though the sum of the courts are in excess of what will be required for a two-family dwelling, if the amendment requiring only one side yard, whether the building is for one family or two families is approved by the Board of Estimate; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area dis-

trict regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the occupancy of the building for two families as proposed and as indicated on plans filed with this application marked, "Received, November 10, 1954", 3 sheets, showing existing side yards, which in total meet the requirement of fifteen feet, *on condition* that the building in all other respects shall comply with all laws, rules and regulations applicable thereto and that the interior of the building shall be constructed and maintained as required by the Building Code for a two family dwelling, and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:10 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 8, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.

520-48-SM

APPLICANT—Severud, Elstad and Krueger for Precast Building Sections, Inc., owner-manufacturer.

SUBJECT—Application reopened December 7, 1954, for amendment to resolution—re Precast Building Sections (Masonry Walls), previously approved.

APPEARANCES—

For Applicant: M. Fornerod.

ACTION OF BOARD—Resolution amended, in accordance with the Report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 520-48-SM

Subject: Amendment to resolution as to change in the process of manufacture and change in design mix.

Precast Building Sections, Inc., New York requested by letter dated November 26, 1954 that the resolution adopted December 12, 1950 under Cal. No. 520-48-SM be amended as to change in manufacture procedure and a change in the design mix. The application was reopened by a vote of the Board on December 7, 1954.

Purpose

The precast masonry units are to be used in panel, apron and spandrel wall construction.

Description

The Board by its action December 12, 1950 under Cal. No. 520-48-SM Approved the Precast Section when manufactured of a certain design mix in vertical heated moulds.

The design mix as approved by the Board was a 1:1.5 mix and included in the mix was 6 lbs. of calcium chloride and 3 lbs. of Pozzoloth. This mix was then poured in heated vertical moulds and heat in the form of steam was applied for the purpose of rapid curing of the concrete so that the vertical forms could be stripped more rapidly. The present application is still basically a 1:1.5 mix but the calcium chloride and Pozzoloth have been removed and the slabs are cast horizontally, cured in the forms for a day, then removed from the form and allowed to air cure.

MINUTES

The comparison of the mixes, approved and requested is as follows:

	Approved Mix	Requested Mix
Hi Early Cement	508 lbs	521 lbs
Waylite, Fine	240 lbs	367 lbs
“ Coarse	411 lbs	306 lbs
Sand	110 lbs	113.9 lbs
Calcium chloride	6 lbs	—
Pozzolith	3 lbs	—
Darex	0.2 lbs	0.3 lbs
Water	360 lbs	330 lbs
	1638.2 lbs	1638.2 lbs

Inspection and Test

The plant of the applicant was reinspected by Asst. Engr. J. A. Darts Committee on Test and compression test samples were made from both design mixes. Tests were conducted on seven day samples at the Gulick-Henderson Laboratories, Inc., in the presence of Asst. Engr. J. A. Darts and Mr. Fornerod representing the applicant.

Results were as follows:

Compressive Strength—Average of 5 cylinders.

Approved Mix—2009 psi.

Requested Mix—3130 psi.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted December 12, 1950 and as amended June 2, 1954 under Cal. No. 520-48-SM be amended so as to permit the use of the requested mix, and the revision in the process of manufacture, both as herein described, on condition that the requirements of the resolution adopted December 12, 1950 be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test,

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of December 12, 1950 and June 2, 1954 in accordance with the above report.

539-53-SM

APPLICANT—E. I. DuPont de Nemours and Company, owner (Perma Dry Company, Inc., agent).

SUBJECT—Application reopened December 21, 1954 for amendment to resolution—re X-12 Flame Retardant (for flame retarding paper, textiles and cellulosic materials); previously approved.

APPEARANCES—

For Applicant: S. A. Esserman and D. R. English.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 539-53-SM

Subject: Amendment to resolution to extend the use of Flameproofing Compound X-12.

E. I. Du Pont de Nemours & Company, Wilmington, Delaware requested by letter dated December 14, 1954 that the resolution adopted November 4, 1953 under Cal. No. 539-53-SM be amended so as to include the approval of paper products when flameproofed with X-12. The application was reopened by a vote of the Board December 21, 1954.

Purpose

The material is a flameproofing compound for use in flameproofing paper products for use in places of public assembly.

Description

The material X-12 is the same material approved by the Board on November 4, 1953 under Cal. No. 539-53-SM which was approved as a flameproofing compound to flameproof various textiles.

Inspection and Test

Samples of tissue crepe paper, craft paper and bristol board, flameproofed with X-12 were tested at the Better Fabrics Testing Bureau in accordance with the requirements of the Flameproofing Rules of the Board in the presence of Asst. Engr. J. A. Darts, Committee on Test, D. A. English, F. T. Wolter and S. A. Esserman representing the applicant and W. H. Masterson representing the applicant.

Results were as follows:

Tissue crepe and craft paper. There was no flashing, flaming or glow.

Bristol Board. There was no flashing or flaming and the time of glow within the charred area was 5/6 seconds. The complete report is on file with and is part of the application.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted on November 4, 1953 under Cal. 539-53-SM be amended so as to include tissue crepe, craft paper and bristol board as flameproof material when flameproofed with the compound X-12 on condition that the requirements of the resolution adopted on November 4, 1953 under Cal. No. 539-53-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of November 4, 1953 in accordance with the above report.

42-54-SA

APPLICANT—Ribelle V. Perotta, for Delta Heating Corporation, owner.

SUBJECT—Application reopened January 4, 1955, as to amendment of resolution—re Delta Oil Fired Unit Heater, Models UH-220, UH-196, UH-168, UH-140 and UH-112; previously approved.

APPEARANCES—

For Applicant: Ribelle Perotto.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. 42-54-SA

Subject: Amendment of resolution to permit the Delta Suspended Oil Fired Unit Heaters, Model UH220, UH196, UH168, UH140 and UH112 approved by the Board October 5, 1954 to be marketed also as the Certified Oil Fired Unit Heaters of the Certified Furnace Corporation, Trenton, New Jersey. The application was reopened as to report for additional listing January 4, 1955. There are no structural changes in the burners.

The Committee on Test has investigated these burners and recommends that the resolution of October 5, 1954 be amended so that as amended it will include approval of the Certified Oil Fired Unit Heaters, Models UH220, UH196, UH168, UH140 and UH112.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of October 5, 1954 in accordance with the above report.

178-54-SM

APPLICANT—Republic Brass Company, owner.

SUBJECT—Application for consideration—reopening to amend—re Republic Brass Co. Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control, Spray Head; previously approved.

APPEARANCES—

For Applicant: J. Edward Wennerstrom.

ACTION OF BOARD—Application reopened and resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was approved by the Board on December 7, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

REPORT OF COMMITTEE ON TEST.

Re: Cal. 178-54-SM

Subject: Republic Brass Company, Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control, Spray Head, approval of.

The Republic Brass Company of Cleveland, Ohio, owner-manufacturer filed February 15, 1954 an application with the Board of Standards and Appeals for approval of the Republic Brass Company, Ledge Type Sink Fitting with Swing Spout Automatic Thumb Control Spray Head under the provisions of the Submerged Inlet Rules of the Board of Standards and Appeals and C26-178.0.b Administrative Building Code.

Purpose

A combination deck type sink fitting with hot and cold water inlets and diverter mechanism for diverting water from spout to spray or vice-versa.

Description

The principle of this unit is an arrangement of parts made of brass monel metal and synthetic rubber and built

to be inserted into a faucet having a spray hose to divert water from the faucet to the spray hose or vice-versa. When the transfer unit is installed in the unit it is compressed between the spout connection and the spray hose supply. The lower part has a metal to metal seat arrangement. The low portion has an O-ring which helps to prevent leakage. The upper side consists of a monel metal disc which has a series of three holes. These three holes act as an air inlet to the unit and make communication to the spout which is the main opening to atmosphere for protection of back flow from the spray hose.

The appliance has a Modern Faucet Manufactured Company #405 Diverter (approved by the Board on December 9, 1947 under Cal. No. 848-47-SM) incorporated in the appliance.

Inspection and Test

The details of construction were examined by Asst. Engr. J. A. Darts, Committee on Test and E. A. Bauman, Department of Water Supply, Gas and Electricity and it was found to operate as required.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Republic Brass Company Ledge Type Sink Fitting with Swing Spout Automatic Thumb Control and Spray Head for use in New York City when installed and operated in accordance with this report and the Submerged Inlet Rules of the Board provided that each bears a stamp or label device reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 178-54-SM."

The Committee further recommends that as the Diverter #405 (approved by the Board December 9, 1947 under Cal. No. 848-47-SM) is an integral part of the Ledge Type Sink Fitting with Swing Spout Automatic Thumb Control and Spray Head and this diverter acts as a vacuum breaker it is not necessary for an additional vacuum breaker be used in conjunction with this device.

The Committee further recommends, that since the Republic Brass Co. has since become an integral part of Briggs Manufacturing Co., that the appliance may also be known as the Briggs Manufacturing Co., Ledge Type Sink Fitting with Swing Spout, Automatic Thumb Control Spray Head.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of December 7, 1954 in accordance with the above report.

591-54-SM

APPLICANT—Wolverine Brass Works, owner.

SUBJECT—Application July 12, 1954—Wolverine Brass Works Non-Syphon Ballcocks (with different shanks), No. 1871½ IL and 1872 SL, approval of.

APPEARANCES—

For Applicant: Otto Deich.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

MINUTES

REPORT OF COMMITTEE ON TEST

Re: Cal. 591-54-SM

Subject: Wolverine Brass Works, non-syphon Ball-cocks (with different shanks), No. 1871½ IL and 1872 SL, approval of.

The Wolverine Brass Works, owner-manufacturer filed July 12, 1954 an application with the Board of Standards and Appeals for approval of the Wolverine Brass Works, non-syphon Ball-cocks (with different shanks), No. 1871½ IL and 1872 SL under the provisions of C26-1277.o.h. Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

A non-syphon ball-cock for use with water closet tanks.

Description

The 1871½ IL and 1872 SL non-syphon ball cocks (with different shanks) have a vertical closing off plunger and are designed with vertical poppet type vacuum breaker adjacent to chamber for plunger. The smallest waterway in ball-cock is the orifice in porcelain seat equal in size and to about a #6 drill, 13/64 diameter. The opening to atmosphere is approximately 1". The casting material is #1 Red Brass. The tubing material is Hard Copper. The Stand Pipe is ½" O.D. X .049 wall, the Hush Tube is ¾" O.D. X .040 wall and the Refill Tube is 7/32" O.D. X .040 wall.

Inspection and Test

The device was inspected and tested at the test bench of the Department of Water Supply, Gas and Electricity and found to comply with the Submerged Inlet Rules. Present at the test were Chief Engr. L. V. Huber of the Committee on test and E. O. Bauman representing the Department of W. S. G. & E and Mr. Otto Deich representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Wolverine Brass Works, non-syphon Ball-Cocks for use in New York City when constructed and installed in accordance with this report and the provisions of C26-1277.o.h. Administrative Building Code, also provided that each ball-cock bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 591-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

876-54-SA

APPLICANT—R. A. Lundberg, Agent, for Youngstown Miller Corp., owner.

SUBJECT—Youngstown Miller Heat Transfer Systems, approval of.

APPEARANCES—

For Applicant: R. A. Lundberg.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 876-54-SA

Subject: Youngstown Miller Heat Transfer Systems, approval of.

The Youngstown Miller Corp., owner-manufacturer filed November 10, 1954 an application with the Board of Standards and Appeals for approval of the Youngstown Miller Heat Transfer System under the provisions of C26, Article 12 Administrative Building Code.

Purpose

A machine of open type design made to circulate a heat transfer material in the liquid state at elevated temperatures.

Description

The Youngstown Miller Heat Transfer System is an assembly of Heaters, Pumps, Motors, Relief valves, Gauges and all of the required electrical controls built into a common cabinet.

The machines are commonly used by laboratories and industries to circulate a heated liquid through rolls, platens, autoclaves, plastic extruders, mills and kettle jackets, in location where high temperature steam is not available or where the high pressure required using steam might be considered dangerous to the operating personnel. The only pressure involved when a Youngstown Miller machine is used is the 5 to 10 psi necessary to force the liquid through the device being heated.

The Youngstown Miller machines are of the open type design and are made to circulate a heat transfer material in the liquid state at elevated temperatures. Normally, special high flash heat transfer oil is used.

"Dowtherm" is not a suitable material to use in the Youngstown Miller machines, because it vaporizes at relatively low temperatures and requires the use of a closed boiler type system made for use with high pressures.

Electrically, the Youngstown Miller machine is designed, with a number of safety features built into it. A concealed non-adjustable limit thermostat is wired in series with the adjustable operating thermostat. This limit thermostat shuts the heaters down in the event of failure of the operating thermostat. A pressure switch installed in the pump discharge line prevents energizing the heaters unless and until the pump is operating and producing a liquid flow in the lines.

A surge or reservoir tank is installed on the top of the machine to handle the expansion of the liquid as it is being heated. This tank is provided with a closely fitted metal float, which operates a switch which energizes a pilot light and shuts down the entire system in the event of the loss of the heat transfer medium. Pilot lights indicate when the machine is electrically "hot."

All of the electrical control components such as the motor starters, heater contractors, thermostats, pressure switches, and terminal strips are in an enclosure covered with a metal panel. Only the knobs or handles protrude and are installed at a convenient height and are readily accessible for operation. All of the pipe joints are welded; and unions, where used, are of the 2000 pound forged steel type. All of the piping, heater columns, pumps, etc., is covered with magnesia pipe covering. Each heating column is provided with a normally inaccessible thermostat which acts if the adjustable temperature controller should fail. The entire unit is enclosed with sheet-metal shields. Every heating circuit is provided with a 4 positive rotary heat selector switch with the following switch positions: First: All Off, Second: Pump and ½ Heat "ON", Third: Pump and All the Heat "ON", and Fourth: Pump only "ON".

Inspection and Test

An installation of this machine was inspected and tested at the plant of the R. T. Vanderbilt Company, 33 Winfield Street, East Norwalk, Conn., and found to operate as designed, it was used in preparation of plastics, present at the test were Chief Engr. L. V. Huber of the Committee on Test and R. A. Lundberg representing the manufacturer.

MINUTES

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Youngstown Miller Heat Transfer System for use in New York City with a pressure of not more than 10 psi; when installed and operated in accordance with this report and the requirements of the Electrical Code of the City of New York and further, if the use of the equipment is proposed to heat materials that may have a volatile content, all such installations shall be in accordance with the Paint Spraying Rules of the Board, and each machine shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 876-54-SA", and further that the heat transfer medium be of the non-petroleum type having no ignition point; and the flash point shall not be less than 650°F, that the safety relief valve be set at 60 psi maximum and that all piping be made up of standard weight fittings rated at 800 psi working pressure welded to seamless steel pipe with 2000 psi forged steel unions and the equipment to which the heat transfer media is piped shall be designed to withstand 800 psi working pressure.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

333-53-SM

APPLICANT—Morris Dorf, for Triumph Metal Products Inc., and Acme and Dorf Metal Door Corp., owners.

SUBJECT—Application for consideration—reopening for test and report as to change of gauge—re Tride One and One-half hour Hollow Metal Flush Type Fire Door; previously approved.

APPEARANCES—

For Applicant: Joseph Dorf.

ACTION OF BOARD—Application reopened for test and report as to change of gauge of steel.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

503-40-SM

APPLICANT—Acme and Dorf Metal Door Corp., owner.

SUBJECT—Application for consideration—reopening and report as to proposed additional trade name—re A.B.C. One and One-half Hour Kalamein Door; previously approved.

APPEARANCES—

For Applicant: Joseph Dorf.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

494-45-SM

APPLICANT—A. B. C. Kalamein Door Co., and Acme & Dorf Metal Door Corporation, owners.

SUBJECT—Application for consideration—reopening for report as to proposed additional trade name—re ¾ hour Kalamein Fire Resistive Window; previously approved.

APPEARANCES—

For Applicant: Joseph Dorf.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

500-47-SM

APPLICANT—Metal Door Association, Inc.

SUBJECT—Application for consideration—reopening for test and report for proposed change of construction—re 1½ Hour Flush Type Door; previously approved.

APPEARANCES—

For Applicant: Joseph Dorf.

ACTION OF BOARD—Application reopened for test and report as to proposed changes in construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

402-41-A—Vol. IV

APPLICANT—Robert Gottlieb, for Retta and Robert Pragnell, owners.

SUBJECT—Application reopened November 4, 1953 as Vol. IV, re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—2886-2892 Valentine avenue, east side, 380 ft. north of East 198th street, Block 3302, Lots 23, 24 and 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy and Daniel Roth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1954, on Alt. App. 933/53, reads:

"Since the C.O. 8283-50 was granted under BSA 402-41-A, Vol. II (Bul. 3, Vol. 35), any proposed change in the number of beds should be referred back to the B.S.A. for approval."

and

WHEREAS, the applicant under date of December 10, 1954, requested the reopening of this appeal insofar as it related to 2886 Valentine avenue, so as to increase the number of beds from 18 to 21 as follows:

Basement—5 beds; 1st floor, 8 beds; 2nd floor, 8 beds; and

WHEREAS, the applicant contends there is no change contemplated in the construction of the building and the exits are adequate; and

WHEREAS, the applicant has filed revised plans marked "Received December 15, 1954, showing the conditions now proposed; and

WHEREAS, the Board has received a report dated February 18, 1955, from the General Inspector of the Department of Hospitals, stating that the proposed number of beds meets the approval of the Department and recommending that the building be equipped with a full automatic wet sprinkler system from cellar to top floor, inclusive; and

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WHEREAS, on July 8, 1941, under Vol. I of this appeal, the Board modified a decision of the Borough Superintendent so as to permit the housing of patients on the first floor only, and on September 16, 1941, amended its resolution so as to permit the housing of patients on the 1st and 2nd floors with bedridden or chronic patients to be kept on the first floor only; and

WHEREAS, on January 10, 1950, under Vol. II of this appeal, the Board permitted the use of the nursing home to be extended to the basement space; and

WHEREAS, on October 16, 1951, under Vol. III of this appeal, the Board permitted the use of the adjoining building at 2892 Valentine avenue to be occupied as a nursing home in conjunction with the building now in question at 2886 Valentine avenue, as follows: Cellar—boiler room and storage; Basement—nursing home, 5 rooms, 10 persons; 1st floor—nursing home, 5 rooms, 9 persons; 2nd floor—6 rooms, 10 persons; and

WHEREAS, the Board on November 4, 1953, reopened this appeal as Vol. IV to consider a request for an increase in the number of beds at 2886 Valentine avenue and permitted the withdrawal of this application for amendment on March 9, 1954; and

WHEREAS, on January 4, 1955, this appeal was again reopened and restored to the docket as Vol. IV re new decision of the Borough Superintendent dated December 7, 1954, quoted above; and

WHEREAS, the applicant now requests amendment to resolution adopted by the Board July 8, 1941, under Vol. I of this appeal as amended by resolution adopted September 16, 1941 under Vol. I of this appeal, as further amended January 10, 1950 under Vol. II, relating to 2886 Valentine avenue, to permit the increase in occupancy of the building at 2886 Valentine avenue to —5 beds in the basement, 8 beds on the 1st floor, 8 beds on the 2nd floor or a total of 21 beds throughout the building.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Vol. I, as *amended* by resolutions adopted through January 10, 1950, under Vol. II, by adding thereto:

"that the number of beds as now proposed to be increased from 18 to 21, as shown on revised plans filed with this request for amendment, marked 'Received December 15, 1954' (3 sheets) may be permitted, *on condition* that in all other respects the resolutions above cited shall be complied with where not inconsistent with this *amended* resolution; and that the premises shall be maintained to the satisfaction of the Department of Hospitals; and that a wet sprinkler system complying with the requirements therefor shall be installed throughout the building."

396-47-A—Vol. II

APPLICANT—Sidney Daub, for Manhattanville Neighborhood Center, Inc., owner.

SUBJECT—Application for consideration—reopening and amend as to window sills on fire escape—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—514 West 126th street, south side, 161 ft. 10 in. west of Amsterdam Avenue, Block 1982, Lot 336, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on October 5, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 3, 1947, under Vol. I, as thereafter *amended* by resolution adopted on October 5, 1954, under Vol. II by adding thereto:

"that the means of access to the fire escape through windows at the sill level may be permitted as now proposed and as indicated on plans marked 'Received February 25, 1955' (5 sheets) and as passed on by the Borough Superintendent under Alt. App. 676/47, objection dated January 20, 1955, *on condition* that steps and handrails from the floors to the sills shall be constructed and maintained as indicated on such plans; and that in all other respects the resolution above cited shall be complied with." (Alt 676/47)

62-54-A

APPLICANT—DeRose and Cavalieri, for Joseph Guarino and Silveriox Falconieri, owners.

SUBJECT—Application February 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3025 3rd avenue, west side, 51.40 ft. north of East 155th street, Block 2377, Lot 55, Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony M. DeRose.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 8, 1954, on amendment to Alt. Appie. 858/53, reads:

"1. A fire escape as a second means of egress is contrary to Sec. 270 of the Labor Law.

2. Provide 2 exits from cellar and 2 exits from 1st floor as per Sec. 270 of the Labor Law.

3. Stairways must terminate at roof as per Rules of the Board for factory exits.

4. The floor construction for 2nd floor must be adequate for a minimum live load of 120 lbs. per sq. foot as per Sec. 7.3.2.3."

and

WHEREAS, the applicant states that the building is 2 stories, 27 ft. in height; 24.68 ft. by 69.71 ft. and 74.51 ft. in a rear at street level; 24.68 ft. by 59.71 ft. in depth at typical floor level; of class 3 construction; erected 1930; located on a lot 24.68 ft. front by 69.71 ft. and 74.51 ft. in depth, in a business use, B area, class 1½ height district and used and occupied since 1946—cellar, storage and boiler room, no persons; 1st floor, restaurant, 70 persons; 2nd floor, office, 15 persons; and proposed to be changed to the following use and occupancy: cellar, storage and boiler room, no persons; 1st floor, restaurant, 70 persons; 2nd floor, factory, 15 persons; that the building is provided with one 3 ft. 8 in. wide interior iron stairs, enclosed in partitions of wood studs, metal lath and cement plaster both sides, equipped with fireproof self-closing doors; stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, Certificate of Occupancy #615—issued August 11, 1930, upon completion of work under N.B. Applic. #124/30 permits the following use and occupancy: 1st floor, stores, 120 lb. live load, number of occupants not stated; 2nd floor, offices, 100 lb. live load, number of occupants not stated; and

WHEREAS, Violation No. #c-614 was issued June 2, 1953, for violation of Sections 270 and 272 of the Labor Law in

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that the means of egress for employees of factory on 2nd floor does not comply with the Labor Law; and

WHEREAS, the applicant contends as to Item 1, issued by Borough Superintendent, that it is requested that a Labor Law type fire escape be accepted at the front of the building with counterbalanced ladder from the 2nd story as a secondary means of egress; that the net area of the 2nd floor factory is less than 1,500 sq. ft. and that the number of occupants will not exceed 15; that the factory occupancy has existed since prior to 1948; and

WHEREAS, the applicant contends as to Objection 2, that it is requested that the Board accept the existing cellar exit as the cellar is used for storage for the 1st floor restaurant with no occupancy and the exits from the 1st story restaurant will be made to comply with the Building Code; and contends as to Objection 3, that it is requested that the Board waive the requirement for extending the stairs to the roof as the building is only 2 stories in height and the adjoining building to the north is 3 stories and off the lot line and the building to the south is 4 stories in height; and contends as to Objection 4, that it is requested that a posted live load of 100 lbs. per sq. ft. be accepted as the 2nd floor will be used for light manufacturing; and

WHEREAS, the applicant further contends that it would constitute a hardship to be required to comply with the strict letter of the law and would cause practical difficulties and unnecessary hardship without benefitting the public health, safety and general welfare and it is therefore requested that a variance be granted; and

WHEREAS, under date of July 20, 1954, this appeal was withdrawn without prejudice to the applicant requesting reinstatement a tenant is selected for a type of manufacturing so that consideration can be given to the condition; and

WHEREAS, under date of February 1, 1955, this appeal was restored to the docket at the request of the applicant to consider the use of the second floor for garment manufacturing (dresses); and

WHEREAS, the applicant has advised the Board that the prospective tenant is Joseph Mazzella of 838 Courtland Avenue, The Bronx.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 858/53, Objections 1, 2 and 3, to permit factory use of the second floor for a concern as proposed, manufacturing dresses, *on condition* that the means of exit shall be as proposed and as shown on plans filed with this appeal marked, "Received, February 1, 1954" (2 sheets); that the primary means of exit shall be enclosed as shown and that the secondary means of exit may be a fire escape with counterbalanced ladder to street, as indicated, and an exit ladder from the parapet of the rear extension to adjoining premises provided such access to adjoining premises is subject to a consent filed with the Borough Superintendent; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that as to Objection 4 the existing live load on the second floor of 100 pounds per superficial foot may be permitted in view of the proposed occupancy as herein permitted *on condition* that such load shall be posted.

327-54-A

APPLICANT—Sidney Daub, for Morris Moskowitz, owner.
SUBJECT—Application April 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1117-1119 1st avenue, west side, 40 ft. north of East 61st street, Block 1436, Lots 124 and 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1952, on amendment to Alt. App. 765/49, reads:

"9. Means of egress should comply with Section 270 of the Labor Law."

and

WHEREAS, under date of April 26, 1954, by an amendment filed to Alt. App. 765/49, reconsideration of the above decision of the Borough Superintendent was requested on the grounds that the factory occupancy existed on July 1, 1948 and

WHEREAS, the decision of the Borough Superintendent dated April 26, 1954, on such amendment to Alt. App. 765/49 reads

"Objection 9 of 11-12-52 repeated."

and

WHEREAS, the applicant states the building is 4 stories, 43 and 45 ft. in height, 40 ft. front by 60 and 70 ft. in depth, Class 3 construction, in a business use, B area, Class 2 height district; used and occupied since 1915—#1117-1st Avenue—cellar—storage & boiler room; 1st floor—store and factory; 2nd, 3rd and 4th floors—dwelling, 1 family each; #1119—1st avenue—1st floor—automobile glass repairs, 5 persons; 2nd floor—printing, 5 persons; 3rd floor—office, 2 persons; 4th floor—club, 5 persons; now proposed to be used and occupied as follows: #1117 1st avenue—Cellar—storage and boiler room; 1st floor—auto glass repairs; 2nd floor—offices; 3rd floor—dwelling, 1 family; 4th floor—dwelling, 1 family; #1119 1st avenue: 1st floor—auto glass repair, 5 persons; 2nd floor—printing, 10 persons; 3rd floor—storage, 2 persons; 4th floor—furniture repairing, 10 persons. There are two 2 ft. 10 in. and 3 ft. 8 in. wide wood and steel stairs, enclosed in partitions of wood stud metal lath and p.c. plaster, equipped with fireproof, self-closing doors; the south stairs leads direct to street; the other stair leads direct to roof bulkhead; in addition there are two fire escapes extending to street by ladder; window and door openings on course thereof are not fireproof, self-closing; and

WHEREAS, Violation #7435 of 1951 was issued for occupying #1117 1st avenue for auto glass repairs and storage on the 1st floor, office and factory on the 2nd floor and apartment and office on the 3rd floor and for apartment and office on the 4th floor without obtaining a certificate of occupancy; and

WHEREAS, Certificate of Occupancy #7730 issued February 13, 1924, for premises No. 1117 First avenue as an existing building permitted the following use and occupancy: Cellar—storage; 1st floor—store and factory; 2nd floor—storage; 3rd floor—1 family; 4th floor—1 family; and Certificate of Occupancy #21269 issued May 14, 1936 to premises No. 1119 First avenue as an existing building permits the following use and occupancy: 1st story—auto repair shop; 2nd story—factory, 2 persons; 3rd floor—office, 2 persons; 4th floor—club, 15 persons; and

WHEREAS, the applicant states that Alt. App. 765/49 was filed to combine the two buildings by removing the brick wall at 1st story and removing the stairway from 1st to 2nd stories in No. 1119 First avenue; that the records on file with the Department of Housing and Buildings indicate that No. 1117 First avenue was erected prior to 1924 and Certificate of Occupancy #7730/24 was issued for factory on the 1st floor; that No. 1119 First avenue was erected in 1882 and Certificate of Occupancy 21269/36 was issued to conduct an automobile repair shop on the 1st story and manufacturing on the 2nd story; and

WHEREAS, the applicant states the proposed occupancy will be of a non-hazardous nature and will be small in number, those engaged at factory work being as follows:

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- 1st story—replacing auto glass, 5 persons;
- 2nd story—printing, 10 persons
- 3rd story—storage, 2 persons;
- 4th story—furniture repair, 10 persons.

that the exits will consist of a steel 2 ft. 10 in. wide stairway at the south wall of No. 1117 First avenue with fire-retarded enclosure extending from street to roof; that No. 1119 First avenue has a 3 ft. 8 in. wide wood stair from 2nd to 4th story and a 4 in. wide fire-retarded hallway at the 2nd story connecting with stairway at No. 1117 First avenue, which stairway leads to street; and

WHEREAS, the applicant states it is now proposed to provide a stairway and bulkhead to the roof for the interior stairway of No. 1119; that at the front of each building there exists a 20 in. wide fire escape with 60 degree stairs from 2nd to 4th floors and it is proposed to connect these fire escapes at the 2nd story and provide a counterbalanced stairway to grade and to install automatic fireproof wire glass windows and doors on the course of the fire escapes at the 2nd floor of No. 1117 First avenue and at 2nd, 3rd and 4th stories of No. 1119 First avenue; and

WHEREAS, the applicant therefore requests that the exit facilities be accepted in lieu of compliance with Section 271 of the Labor Law; and

WHEREAS, under Cal. No. 749-49-A an appeal filed from Objection 1 issued by the Borough Superintendent October 25, 1949, on Alt. App. 765/49 pursuant to Section 60 of the Multiple Dwelling Law was withdrawn December 19, 1950, to comply; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 765/49, Objection 9, and that the appeal be and it hereby is *granted on condition* that the means of exit shall be maintained, including openings between the two buildings and adjoining building as proposed and as indicated on plans filed with this appeal, marked "Received February 25, 1955". (6 sheets), *on condition* that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the occupancy per floor shall be limited to the capacity of the primary means of exit; that a certificate of occupancy shall be obtained; and that such fire-fighting equipment shall be installed as the Fire Commissioner shall direct and that all protection as proposed shall be carried out.

378-54-A—Vol. II

APPLICANT—Maxfield Blaubeux, for Fulrock Realty Corp., owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—580-598 Fulton street and 63-81 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux and Samuel Mosberg.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 4, 1955, on Alt. App. 5545/53, reads:

"1. Resubmit to the B. S. & A. proposed extension of 1st floor—which increases the area bldg. from that approved by the Board under Cal. #378-54-A."

and

WHEREAS, the applicant states the building is 3 stories, 40 feet in height, 202 ft. 4 in. by 133 ft. 5 in. in area at 1st floor; 174 ft. 4 in. by 124 ft. 3 in. in area at 2nd floor, Class 3 construction, erected in 1929 on a lot 202 ft. 4 in. by 133 ft. 5 in. in area, in a business use, B area, Class 2 height district; used and occupied since 1937: Cellar—ordinary; 1st floor—restaurant, cabaret, motion picture theatre and stores, 649 persons; 2nd and 3rd floors, showrooms—88 persons per floor; the building is now proposed to be increased in area at the first floor to 202 ft. 4 in. front by 173 ft. 5 in. front on a lot 202 ft. 4 in. front by 173 ft. 5 in. front, Class 3 construction, to be located in a business use, B area, Class 2 height district; and to be used and occupied as follows: Cellar—ordinary use; 1st floor—offices, stores, toilets and stockroom, 96 persons; 2nd floor—offices, 120 persons; 3rd floor—offices, 126 persons. The building is provided with an approved standpipe system. There are two 3 ft. 8 in. wide and 4 ft. 4 in. wide iron stairs with marble treads enclosed in 12 in. and 4 in. masonry, equipped with one-hour fireproof, self-closing doors; stairhall leads direct to roof bulkhead and to street; and

WHEREAS, on July 13, 1954, under Vol. I of this appeal, the Board modified Objection 1 issued by the Borough Superintendent May 15, 1954 on Alt. App. 5545/53 relating to protection of an opening in the fire wall of the 1st floor of the existing building and the rearrangement of the stairs and exits, on condition that the building be not increased in height or area; and

WHEREAS, the applicant states it is now proposed to construct a one-story Class 3 extension on the 1st floor only to be 40 ft. in width, 75 ft. 2 in. in depth and have an approximate area of 3040 square feet; that openings will be provided in the old lot line wall and lead into the new extension; that no increase in floor area and height for the balance of the building is proposed; that the proposed offices comprising area within the old motion picture theatre portion and extension will be a self-contained space having no connection with any other part on the building on the 1st floor and will be separated by its own unpierced masonry walls or other structural walls; that proper exits will be provided along Rockwell Place leading directly to the street and the number of occupants on the first floor will be reduced from 599 as formerly permitted when occupied as a theatre to 84 persons; and

WHEREAS, the applicant contends that the prospective tenant, the State Labor Department who are occupying the 2nd and 3rd floors require additional office space for their public services and the owner has purchased the adjoining lot (old lot 10) fronting on Rockwell place to erect the proposed extension so as to provide sufficient office space for this purpose; and

WHEREAS, the applicant therefore requests the Board to amend its resolution adopted July 13, 1954 under Vol. I of this appeal so as to release therefrom the limitation that the building not be increased in height or area; and

WHEREAS, the work permitted by the Board under resolution adopted on July 13, 1954, is reported by the applicant to be fully completed and the building is occupied for the new uses; and

WHEREAS, the applicant states that there is no zoning question involved as to extension to former lot 10.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1954, under Vol. I by adding thereto:

"that in the event the owner desires to extend the building to former lot 10, as proposed and as indicated on plans filed with this appeal, marked 'Received January 7, 1955', (6 sheets), such extension may be permitted with access to existing building as thereon proposed and for the use as permitted under the resolution above cited, *on condition* that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the windows proposed on the lot line of the new extension shall be approved fireproof

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with wireglass and self-closing; and that in all respects where not inconsistent with this *amended* resolution, the requirements of the resolution above cited shall be complied with."

429-54-A

APPLICANT—Leonard F. Rothkrug, for Theresa E. Ferrara, owner.

SUBJECT—Application June 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—107 Roebling street, east side, 25 ft. south of North 6th street and 244 North 6th street, Block 2338, Lots 7 and 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 14, 1955, on Alt. App. 2486 of 1953, reads:

"(1) Proposed motor vehicle repair shop located on 1st floor of a Class 3 constructed bldg. 3 stories in height is contrary to Sect. 4-2-1 & 2-1-3-5 of the bldg. code.

(2) Exits from boiler room to comply with 6-1-2-5 of the bldg. code."

and

WHEREAS, the applicant states the building is 3 stories, 35 ft. in height, 25 ft. by 50 ft. in area, of class 3 construction erected 1922, now located on a lot 25 ft. by 75 ft. in area, in an unrestricted use, B area, Class 1½ height district, used and occupied since 1951—Cellar—ordinary use, 1st floor—motor vehicle repair shop, 3 persons, 2nd floor—dwelling, one family; 3rd floor—dwelling, one family; no change in use is proposed; the occupancy of the first floor will be increased to five; the building is provided with one 3 ft. wide interior wood stairs enclosed in partitions of wood stud, lath and plaster, equipped with wood doors which are not self closing; stair hall leads direct to street and is provided with a ladder and scuttle to roof; in addition there is a fire escape on the rear; it is now proposed to erect a new one story extension 25 ft. by 50 ft. in area facing on North 6th Street, and to occupy the entire first floor as a motor vehicle repair shop; and

WHEREAS, the applicant states the building was erected in 1922 and used and occupied in accordance with Certificate of Occupancy 15449, issued June 16, 1922, as follows: Cellar—boiler room, first story: garage for five cars; 2nd and 3rd floors: one family dwelling each floor; that in 1949 under Alt. App. 241 and Certificate of Occupancy #122932, issued March 9, 1949, the use was changed to the following—Cellar: Boiler room; first floor: beer distributing and storage; 2nd floor—dwelling, one family; 3rd floor, dwelling, one family; that this was changed in 1951 to the existing use which it is now sought to legalize; and

WHEREAS, the applicant states that it is also proposed to extend the first floor by adding thereto a Class one fireproof portion 25 ft. front on North 6th Street, and 50 ft. in depth to a height of 12 ft. 6 ins. to use the entire first floor as a motor vehicle repair shop in conjunction with the existing motor vehicle repair shop on the Roebling street front; that the existing ceiling under the dwelling portion will be provided with a protective covering of gypsum wall board and 26 gauge sheet metal; that the entrance hallway to the upper floors will be unpierced on the first floor in the repair shop area and the partitions and stairway soffit will be covered with metal lath and one half inch Portland Cement plaster and 26 gauge sheet metal cover; and

WHEREAS, the applicant states that there is an exterior fire escape serving the 2nd and 3rd floors and provided with a gooseneck ladder from the third floor balcony to the roof; that this fire escape will be maintained and a ladder provided on the fireproof extension roof leading to North 6th street sidewalk; that in addition a 2½ gal. fire extinguisher of an approved type will be provided and such other fire-fighting equipment as the Fire Commissioner may direct will be installed on the first floor; that the existing cellar will continue to be used as a boiler room for ordinary use as storage of household articles with access thereto only from the street; that there will be no occupancy in the cellar.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2486 of 1953, Objections 1 and 2, be and it hereby is *modified*, and that the appeal be and it hereby is *granted on condition* that the fire protective ceiling in the proposed repair shop shall be as proposed and as shown on plans filed with this appeal marked "Received June 2, 1954" (5 sheets) and "February 9, 1955" (1 sheet), with no openings of any type through such ceiling to the residential occupancy above; that the hall partition and enclosure wall of stairs including soffit shall be fire retarded in the first story; that fire-fighting equipment shall be maintained as proposed to the satisfaction of the Fire Commissioner and as he may direct; that as to Objection 2 the boiler room shall be occupied for a boiler room only and not for the storage of household articles as proposed or for any other use with human occupancy; that exit from such cellar shall be maintained as proposed; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

421-54-A

APPLICANT—Sidney Daub, for 733 Broadway Corp., owner.

SUBJECT—Applicant May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—733-735 Broadway, west side, 54 ft. north of Waverly place, Block 548, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 20, 1954, on BN Application 1407 of 1954, reads:

"Provide 2 legal means of egress for all tenants all floors including the cellar.

A fire escape is not acceptable as an exit in a factory bldg. over 5 stories high. Sect. 271 L.L."

Note: Because the Labor Law was amended as regards exits subsequent to its decision Cal. No. 115-16-S, this matter should be referred back to the Bd. of Stds. and Appeals for adjudication."

and

WHEREAS, the applicant states the building is ten stories, 137 ft. in height, 54 ft. 2 in. by 100 ft. in area at first floor, 54 ft. 2 in. by 90 ft. in area at typical floor level, of fireproof construction, erected 1895, located on a lot 54.2 ft. by 100 ft. in area, in an unrestricted use, B area, Class 2 height district, used and occupied since 1911 as follows:—Cellar—Boiler room and stock room, 2 persons; 1st floor—stores, 20 persons; 2nd floor—manufacturing artificial flowers, 30 persons; 3rd floor—stockroom and office, 5 persons; 4th floor—manufacturing lingerie, 20 persons; 5th floor—manufactur-

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ing handbags, 50 persons; 6th floor: stockroom for wearing apparel, 5 persons; 7th floor, manufacturing sportswear, 20 persons; 8th floor, manufacturing undergarments, 30 persons; 9th floor: manufacturing headwear, 30 persons; 10th floor, manufacturing headwear, 30 persons; no change in use or occupancy is now proposed; the building is provided with an approved standpipe system and an approved one-source sprinkler system throughout; there is one interior 3 ft. wide fireproof stairs, equipped with fireproof self-closing doors extending from roof bulkhead direct to street, and one fire escape on the rear extending to roof by ladder with egress from its lower termination through the fireproof hallway at 3-5 Waverly place; window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, violation #1745 of 1954 was issued by the Borough Superintendent on March 16, 1954, for violation of Sections 271 and 272 of the Labor Law, and Section 643a-2.0 of the Administrative Code as to exits; and

WHEREAS, the applicant states that under Cal. No. 115-16-S a modification was granted by the Board accepting the bridges and fire escapes at the rear of the building as a second means of egress on condition that all windows within 30 ft. of the bridges be fireproof and that a bridge be provided at the second story similar to the existing bridges above and that the existing fire escape balconies at each story be connected to these bridges; and

WHEREAS, the applicant states that the fire escapes contain 4 ft. wide balconies at each story with 18 in. wide 60 degree stairways from second floor to tenth floor inclusive and a gooseneck ladder to the roof; that the openings on the course of the fire escape are fireproof, self-closing windows; fire escape rails on the outside of the balcony and stairs are 4 ft. 6 in. high, and on the inside 3 ft. high; that the fire escapes connect at each story with 7 ft. wide iron bridge connecting to No. 3-5 Waverly Place and have 3 ft. wide fireproof self-closing doors at each building; the bridge railings are 5 ft. high; that in addition to the fire escapes and the bridges the building contains a three foot wide steel stairway from first story to roof with fireproof bulkhead and fireproof enclosed hall at the first story leading to the street; that the partitions enclosing the stairs and halls are fireproof throughout with fireproof self-closing doors at all openings; that the first story is occupied by two tenants, one engaged in a retail sale of tobacco products and the other the sale of ladies wearing apparel; that the tenant of the wearing apparel store occupies the cellar space for the storage of merchandise; that the front portion of the cellar is used for the building's heating and mechanical equipment; that no manufacturing will be conducted on the first story or in the cellar; that exits from the cellar consist of a three foot wide fireproof stairway at the center portion of the south wall leading to the store at the first story used by the ladies wearing apparel occupant; that the owner is prepared to enclose the stairway with fireproof partitions equipped with fireproof self-closing door at the bottom, in addition there are three double hung windows opening upon the rear yard from which the owner is prepared to provide a two foot wide 60 degree steel stairway connecting with the fire escape at the first story of the adjoining building at No. 3-5 Waverly Place; that this fire escape now extends by a 70 degree stairway, 20 inches wide to the second story fire escape balcony from which egress is provided by a door to the interior 3 ft. wide fireproof stairway extending to the street; that this fire escape also connects by an iron bridge to the building in question; and

WHEREAS, the applicant states that the front portion of the cellar there is a fireproof enclosed boiler room from which egress can be had to the sidewalk by a wrought iron engineer's ladder leading to a 2 ft. by 2 ft. hinged metal trap door in the freight entrance fireproof enclosed hallway; that the owner will provide an actuated slip bolt arranged with pull chain located within 4 ft. of the floor and no locking device will be provided on either side of this trap door; and

WHEREAS, the applicant contends that the entire building is provided with a one-source automatic sprinkler system supplied by a 10,000 wood gravity tank above the roof and connected with ADT Central Office alarm, and there is a 4 inch standpipe in the building supplied by a 5,000 gallon

wood gravity house and standpipe supply tank located above the roof with 3,500 gallon standpipe reserve; and

WHEREAS, the applicant requests the Board to accept the existing exits and the proposed improvements to the cellar exits as the building is fireproof and provided with good fire protection, and in view of the fact that the existing exits were previously accepted by the Board; and

WHEREAS, the premises was inspected jointly with adjoining premises which are connected by bridges across court at each story and revised plans were filed indicating that bridges and fire escapes will be stopped off at the 2nd floor level and that the means of exit from the two buildings from the basement and first floor will be by means of fireproof passages, as indicated on such revised plans showing common means of exit with building at 3-5 Waverly place (Cal. No. 491-54-A).

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on BN App. 1407/54, and that the appeal be and it hereby is granted on condition that the means of exit as to the lower floors shall be maintained as indicated on revised plans marked "Received February 28, 1955" (3 sheets) and as to the upper floors, as indicated on plans marked "Received January 14, 1955" (4 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the fire escapes and bridges shall be put in good repair and painted; that the sprinkler system with connection to fire headquarters through an approved central station and the standpipe system shall be maintained in accordance with requirements therefor; that this variance shall continue only so long as the exits are maintained jointly with the building at 3-5 Waverly place and the building is subject to the conditions imposed this day under Cal. No. 491-54-A; that the occupancy per floor shall be limited to the capacity of the primary means of exit; that the building shall not be increased in height or area; that exit lights shall be maintained in accordance with requirements therefor; that the construction of the bridge and fire escape shall be maintained in good condition and painted to the satisfaction of the Borough Superintendent and the Fire Commissioner.

491-54-A

APPLICANT—Sidney Daub, for Samuel Elkind, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3 and 5 Waverly place, north side, 100 ft. west of Broadway, Block 548, Lot 68, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1954, on Bldg. Notice App. 1406/54 reads:

"1. Provide 2 legal means of egress for all tenants all floors including the cellar.

A fire escape is not acceptable as an exit in a factory bldg. over 5 stories high. Sect. 271 L. L.

Note: Because the Labor Law was amended as regards exits subsequent to its decision Cal. No. 115-16-S, this matter should be referred back to the Bd. of Stds. and Appeals for adjudication."

and

WHEREAS, the applicant states the building is 9 stories, 121 feet in height, 50 ft. front by 108 ft. 3¼ in. deep, of fire-

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proof construction, erected in 1894 on a lot 50 ft. front by 108 ft. 3 $\frac{3}{8}$ in. in depth in an unrestricted use, B area, Class 2 height district, used and occupied since 1916: Cellar—boiler room and hat storage, 2 persons; 1st floor—hat salesroom and office, 10 persons; 2nd floor—manufacturing caskets, 15 persons; 3rd floor—knitting mills, 20 persons; 4th floor—hat factory, 20 persons; 5th floor—jewelry box factory, 30 persons; 6th floor—manufacturing hats and vests, 20 persons; 7th floor—printing and pleating, 30 persons; 8th floor—manufacturing printers stencils, 10 persons; 9th floor—manufacturing plastic novelties, 30 persons; no change in use or occupancy is now proposed. The building is provided with approved standpipe and approved interior fire alarm systems; regular monthly fire drills are maintained. There is one 3 ft. wide fireproof stairs leading direct to street and provided with a ladder and scuttle to roof; and one fire escape on the east side leading to side yard, extending to roof by ladder with egress from its lowest termination through 2nd story interior stairhalls; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation #8998/53 was issued October 29, 1953, for violation of Section 271 of the Labor Law and Section 643-A-2.0 of the Administrative Code as to exits; and

WHEREAS, the applicant states the exits consist of a 3 ft. wide fireproof stairway from 1st to 9th stories with fireproof hallway at 1st floor leading directly to street and a 70° double-rung iron ladder to scuttle in roof; that this stairway is fireproof enclosed, equipped with fireproof self-closing doors; that the second means of egress consists of a 7 ft. wide iron bridge at each story in the easterly side yard, connecting to adjacent building and fire escape at 733-735 Broadway; that these bridges and fire escapes were accepted by the Board under Cal. No. 115-16-S; that the bridges have 5 ft. high rails and 3 x 7 ft. fireproof self-closing doors at each end, equipped with steps from floor to sills; that in addition there is a supplementary substandard fire escape at easterly side yard with 65° stairs from 2nd to 9th floors and with gooseneck ladder to roof; that these fire escapes have a connection at 2nd floor to the fireproof enclosed interior stairhall of building in question by a fireproof door and also to a 4 ft. wide connecting bridge leading to fire escapes of 733-735 Broadway; and

WHEREAS, the applicant contends that no manufacturing will be conducted in the cellar or on first story; that the exits from cellar consist of a 3 ft. wide fireproof stairway at easterly side of building extending to the 1st floor store space occupied by the same tenant; that it is proposed to enclose this stairway at cellar with fireproof partitions, equipped with fireproof, self-closing doors and to erect a fireproof enclosure at the 1st story for direct connection to the public entrance hall which leads directly to the street; that in addition there are three double windows opening on the easterly side yard from the cellar; that egress can be had from this side yard by cutting a 3 ft. wide opening in the brick fence for egress to adjoining yard of #733 Broadway from which egress can be provided by the proposed 60° fire escape stairway leading to the 1st story of building in question and in turn connecting to both buildings at 2nd story by a 70° existing stairway on the fire escape from 1st to 2nd floor, from which fire egress is provided by a door to the interior stairway and the existing 4 ft. wide bridge leading to #733 Broadway; and

WHEREAS, the applicant states the front of cellar is used by the building engineer as an office; that there is a fireproof enclosed boiler room from which egress can be had direct to the street by a wrought iron ladder and a 2 ft. by 2 ft. hinged grating trap door in the sidewalk; that this grating will be provided with an easy-opening device consisting of torsion springs actuated by a slip bolt arrangement equipped with pull chain reaching to within 4 ft. of the cellar floor; that no locking device will be provided on either side of the door; that heating coils will be installed at sides of opening to prevent freezing of the door; that the cellar is equipped with perforated sprinklers connected to a Fire Department siamese at front of building; that the building has an interior fire

alarm system and monthly fire drills are maintained; that the building is also provided with a 4 in. standpipe supplied by a 3,500 gallon wood gravity tank on the roof; and

WHEREAS, the premises was inspected jointly with adjoining premises which are connected by bridges and revised plans were filed indicating that bridges and fire escapes will be stopped off at the 2nd floor level and that the means of exit from the two buildings from the basement and first floor will be by means of fireproof passages, as indicated on such revised plans showing common means of exit with building at 733-735 Broadway (Cal. No. 421-54-A).

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on BN App. 1406/54, and that the appeal be and it hereby is granted on condition that the means of exit as to the lower floors shall be maintained as indicated on revised plans marked "Received February 28, 1955" (3 sheets) and as to the upper floors, as indicated on plans marked "Received January 14, 1955" (4 sheets); that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the fire escapes and bridges shall be put in good repair and painted; that the standpipe system, fire alarm system and fire drills shall be maintained in accordance with requirements therefor; that this variance shall continue only so long as the exits are maintained jointly with the building at 733-735 Broadway, and the building is subject to the conditions imposed this day under Cal. No. 421-54-A; that the occupancy per floor shall be limited to the capacity of the primary means of exit; that the building shall not be increased in height or area; that exit lights shall be maintained in accordance with requirements therefor; that the construction of the bridge and fire escape shall be maintained in good condition to the satisfaction of the borough superintendent and the Fire Commissioner.

527-54-A

APPLICANT—Herman E. Horwood, for 540 Pearl Street, a partnership.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—536-540 Pearl street, north side, 25 ft. west of Elk street, Block 157, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 15, 1954, acting on Alt. App. 570/54, reads:

"1. Cellar exits to comply with Sec. 271 of Labor Law."

and

WHEREAS, the applicant states the building is 5 stories, 72 ft. 5 in. in height, 74 ft. 3 in. front by 90 ft. in depth. Class 3 construction; date of erection unknown; located on a lot 74 ft. 3 in. front by 100 ft. in depth, in a business use, B area, Class 2 $\frac{1}{2}$ height district; used and occupied since before 1869: Cellar—boiler room and storage, 0 persons; 1st floor—assembling lamps and manufacturing cosmetics.

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20 persons; 2nd floor—printing and stationery sales, 20 persons; 3rd floor—manufacturing musical instruments, 15 persons; 4th floor—manufacturing loose leaf binders, 20 persons; 5th floor—manufacturing furniture frames, 45 persons. No change in use or occupancy is now proposed. The building is provided with an approved two-source sprinkler system throughout. There are two interior 45 in. wide wood stairs, enclosed with fire-retarded partitions, equipped with fireproof, self-closing doors, one of which stairs leads to roof and the other is provided with ladder and scuttle to roof; and

WHEREAS, Violation #1276/54 was issued March 1, 1954, for failing to provide proper egress as required by Section 271 of the Labor Law; and

WHEREAS, Certificate of Occupancy #9927/25 was issued upon completion of Alt. App. 846/25 and permits the following use and occupancy: Cellar—storage; 1st floor—storage and factory, 17 persons; 2nd to 5th floors—factory, 15 persons on the 2nd, 24 on 3rd, 46 on 4th and 44 on the 5th; and

WHEREAS, the applicant states the building is equipped with a sprinkler system consisting of a 10,000 gallon gravity tank on roof of adjoining building and a 7500 gallon pressure tank and is provided with central office supervisory alarm; and

WHEREAS, the applicant contends that the cellar exits have previously been acceptable to all departments having jurisdiction and it is only due to the amendment to the Labor Law that the objection which is the subject of this appeal has been issued; and

WHEREAS, the applicant contends there is no one regularly employed in either section of the cellar which is used by occupant of 1st floor store for storage of its stock and materials; that the present exits from cellar should be considered as adequate as there are openings in the fire wall between #540 and 542 Pearl street under same ownership and management; that the existing stairway east and west of the premises are enclosed in wood partitions from stair strings to the floor; that these stairs would not be necessary in case of fire in either section as the fire doors in the openings of the fire walls are never closed and all that would be necessary would be to pass from the one section involved to the other; and

WHEREAS, the applicant states there is a similar opening between #540 and 542 Pearl street which is always open and there is a fireproof enclosed stairway with fireproof door at bottom of same which leads to the 1st story store of #542 Pearl street; and

WHEREAS, the applicant states it is proposed to enclose the easterly stairway in cellar with 3" gypsum block partition with a fireproof self-closing door at bottom which would give two good means of exit from either section of the cellar, since there are no persons regularly employed therein; that the east section would have the enclosed stairway up to 1st floor and the horizontal opening; that the west section would have either of the two horizontal openings, thus affording access to stairway at east or west up to the first floor.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in Alt. App. 570/54, Objection 1, *on condition* that the construction as shown on plans filed with this appeal marked, "Received, June 17, 1954" (5 sheets), shall be complied with as to the cellar where such plans show proposed conditions except that the stairs from the cellar to the first floor in both buildings shall be enclosed in 3-inch gypsum block, or better, with fireproof self-closing door at the foot; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the two-source sprinkler system shall be maintained throughout to the satisfaction of the Fire Commissioner; and that all fire doors in walls between buildings in the cellars where

shown shall be maintained in workable condition and open at all times during business hours for exit purposes.

731-51-A—Vol. II

APPLICANT—Fred Weinstock, for Lorrain Woodworking Co., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider additional objections—re Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—proposed 100th street); previously granted on condition.

PREMISES AFFECTED—9902 Avenue D, southeast corner of East 99th street, Block 8132, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Fred Weinstock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider additional objections.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

98-54-A—Vol. II

APPLICANT—Howard H. Snyder, for Erwin Constr. Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and to consider a new decision—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—24 West 58th street, south side, 325 ft. west of 5th avenue, Block 1273, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

32-54-A

APPLICANT—Sanford Tanning Corp., lessee (Eddy Silk Co., Inc., owner).

SUBJECT—Application January 18, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—528-538 Park avenue, north side, from Walworth to Sanford streets, Block 1736, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

64-54-A

APPLICANT—H. Schaeffer, lessee, for Joseph Schwartz,
owner.

SUBJECT—Application January 28, 1954—Appeal from an
order and a decision of the fire commissioner.

PREMISES AFFECTED—631 Fulton street, north side, 75
ft. east of Hudson avenue (street floor), Block 2094, Lot 1,
Borough of Brooklyn.

APPEARANCES—

For Applicant: H. Schaeffer.

ACTION OF BOARD—Appeal dismissed for lack of
prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil
Company, owner.

SUBJECT—Application reopened September 14, 1954—re
Appeal from orders of the fire commissioner—re use of
an auxiliary gasoline engine to drive the discharge dump.

APPEARANCES—

For Applicant: Joseph B. Lynch and William R. Black.

For Administration: Lieut. John M. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to March 29, 1955, at 2
P. M. for inspection and decision; hearing closed.

417-54-A

APPLICANT—Rudolph C. P. Boehler, for The Prudential
Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—Appeal from a deci-
sion of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest cor-
ner of West 39th street and 533 7th avenue (23rd floor),
Block 814, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to March 15, 1955, at 2
P.M., applicant to furnish information as to manufacture of
tile in question.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon
Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—1721 Avenue J, northwest cor-
ner of East 18th street, Block 6710, Lot 1, Borough of
Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 2
P.M. for inspection by a committee of the Board and for
decision.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack,
owner.

SUBJECT—Application January 17, 1955—Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—610-612 Neptune avenue (608
displayed), south side, 42 ft. $\frac{3}{4}$ in. west of West 6th
street, Block 7270, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Administration: Samuel L. Becker and Lontanino
Selice, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at
2 P. M. for inspection by a committee of the Board and
for decision; hearing closed.

478-28-BZ—Vol. III

APPLICANT—Kenneth W. Milnes, for Stapleton Service
Laundry, Inc., owner.

SUBJECT—Application for consideration—reopening and
extension of time to complete—re Application (decision
of the borough superintendent), previously granted on
condition, under section 7c of the zoning resolution, per-
mitting in a residence use district the extension of exist-
ing garage for more than five motor vehicles (previously
granted by the Board for commercial trucks), by a one
story extension.

PREMISES AFFECTED—201 Dubois avenue, east side,
165 ft. south of Forest avenue, Block 352, Lot 21, West
Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keat-
ing and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as
Vol. III, on March 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to
obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on April 6, 1929, as
thereafter *amended* by resolutions adopted through March
2, 1954, only so far as it has reference to the time within
which to obtain permits and complete the work, so that
as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that
plans have been approved by the Department of Hous-
ing and Buildings and part of the foundation work is
in process, that all permits required shall be obtained

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and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 39/53)

700-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Millie Mayser, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in the business portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the parking and storage of motor vehicles.

PREMISES AFFECTED—9319-9333 3rd avenue and 301-311 94th street, northeast corner, Block 6107, Lots 1, 5 and 67, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 7, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954, by adding thereto:

"that in the event the owner desires to relocate the proposed accessory building so as to be 20 feet south of the north lot line and to provide additional planting and relocate the pump islands so as to be parallel to the 3rd avenue building line, all as indicated on revised plans marked 'Received February 24, 1955' (1 sheet), such changes may be made *on condition* that the requirements of the resolution above cited shall be complied with in all other respects." (N.B. 741/54)

103-52-BZ—Vol. II

APPLICANT—Paul Friedman, for Duleff Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7e of the zoning resolution, permitting in the retail use district portion of a lot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office, for a term of years.

PREMISES AFFECTED—32-27 to 32-35 Francis Lewis boulevard and 198-02 to 198-08 32nd road, southeast corner, Block 6025, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 9, 1954, on certain conditions; and

WHEREAS, the variance granted is subject to Court review; and

WHEREAS, the resolution was amended and working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 11, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 9, 1954, as thereafter amended by resolutions adopted through May 11, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of court proceedings in which the Board's decision was sustained in Special Term, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 324/52)

913-38-BZ—Vol. II

APPLICANT—Theodore L. Soontup, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent); previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence and business use district, the parking of more than five motor vehicles for a term of years.

PREMISES AFFECTED—80-02 Kew Gardens road, south side, from 80th road to Union turnpike, Block 3348, Lot part of 37, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Theodore L. Soontup.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing April 12, 1955, at 10 A.M., waiving all requirements except new plans and a decision of the borough superintendent and to permit two publications in the Bulletin; variance expired on June 3, 1954.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application for consideration—reopening and restore to the docket—re Application (decision of the borough superintendent), previously withdrawn, under sections 7e and 7A of the zoning resolution, to permit in a residence use district portion of a plot, the erection and maintenance of a building to be used as stores and for loading and to

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permit the extension of parking in local retail use district for the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 to 102-32 225th street, southwest corner of 225th street and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

595-44-BZ—Vol. II

APPLICANT—O'Dwyer & Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II based on new proposal to change from a multiple dwelling—re Application (decision of the borough superintendent) previously denied, under sections 7d, 7e and 21 of the zoning resolution, to permit in a residence use district, the maintenance of doctor's and dentist's offices in a residence building, some of whom do not reside on the immediate premises.

PREMISES AFFECTED—30 Central Park South, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II—re Appeal from a decision of the borough superintendent; previously withdrawn in view of action taken under Cal. 595-44-BZ—Vol. I.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

507-48-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for 119 East 40th Street Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: A. S. Mongiello.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing April 12, 1955, at 10 A.M., waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; applicant to exhibit certificate of occupancy in effect to September 21, 1953, at which time the term of variance expired.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

162-50-BZ—Vol. II

APPLICANT—Leo Kornblath, for Sanjon Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), under section 7c of the zoning resolution, to permit, in a residence use, D area district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and motor vehicle repair shop, for a term of years; previously denied for the parking and storage of motor vehicles.

PREMISES AFFECTED—29-03 Sea Girt boulevard, south side, from Beach 29th street to Beach 30th street, Block 287, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leo Kornblath.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

483-50-BZ—Vol. II

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application reopened June 22, 1954—re (decision of borough superintendent), under sections 7e, 7c and 21 of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a building as an auto laundry, in conjunction with an existing gasoline service station; previously granted by the Board.

PREMISES AFFECTED—5140-5460 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving P. Marks.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

MINUTES

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening and amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7c and 21 of the zoning resolution, permitting in a business and unrestricted use district, the erection and maintenance of a building as an auto laundry, in conjunction with an existing gasoline service station; previously granted by the Board.

PREMISES AFFECTED—5140-5460 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

628-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Benjamin Siegel, owner.

SUBJECT—Application for consideration—reopening as Vol. II and extension of uses, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, sale and storage of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot; with a show window and entrance nearer to residence use district than is permitted for a term of years.

PREMISES AFFECTED—1097-1109 Bedford avenue and 323-329 Gates avenue, northeast corner, Block 1807, Lots 1 to 7 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Kleinert 1

Adjourned: 4:25 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, MARCH 11, 1955, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating.

64-55-SR

SUBJECT—Proposed Rules for Approval and Use of Air Entraining Portland Cements.

APPEARANCES—

Robert J. Johnson, Lone Star Cement Corp.; H. R. Horton, Portland Cement Association and W. J. McIntosh, Dist. Engr. Portland Cement Association.

ACTION OF BOARD—Rules adopted as printed on page 442 of this Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3
Negative 0
Absent: Deputy Chief Connolly 1

Adjourned: 10:15 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

COURT DECISION

(Continued from page 405)

of certiorari and to dismiss the petition. Petitioner acquired the property in 1946 and 1947; it is irregular in shape and dimension and is situated at the northwest corner of Union Turnpike and One Hundred and Sixty-fourth street, Jamaica, New York. It lies in a retail business district and is vacant, save for billboards thereon. While the board's determination, on its face, appears plausible, when one analyzes its memorandum dated November 6, 1953, at pages 3 and 4 of the return, their reconciliation is difficult. We find a gasoline station heretofore permitted by respondents located at the northwest corner of One Hundred and Sixty-fourth street and Union Turnpike, two at the corner of Parsons boulevard and Union Turnpike, one at Union Turnpike and One Hundred and Sixty-second street (180 feet from the subject property), and one at the southwest corner of Union Turnpike and One Hundred and Sixty-fourth street. Nevertheless, here we find the board denying petitioner's application on the ground that to grant it would "convert the area into a gasoline alley." If that be so, then it may properly be said that the respondents have contributed thereto, since all of the stations referred to heretofore are within a "stone's throw" of petitioner's property. Under these circumstances what is petitioner to do with its property? There is no need for stores at Union Turnpike in this area, in the foreseeable future, nor has the residential area surrounding petitioner's property been sufficiently developed to support it. By the granting of the variances aforesaid respondents, in truth and in fact, have placed the petitioner in a position where unnecessary hardship will be visited upon it, hemmed in as it is by gasoline stations. This raises the question of its adaptability for retail business. The motion to vacate the order of certiorari and to dismiss is denied and the determination of the respondents is annulled. Settle order on notice."

(New York Law Journal, August 4, 1954, p. 4.) (Bulletin of October 12, 1954, page 1517).

The Board has authorized an appeal to the Appellate Division to review the decision at Special Term, Supreme Court.

Upon further court review, the Appellate Division reversed the order at special term on the law and the facts with \$50.00 costs and disbursements. Dismissed the proceeding and reinstated and confirmed the determination of the Board of Standards and Appeals. The court stated in part, citing cases, "There was a reasonable basis for the action of the Board in harmony with the general purposes of the zoning resolution"—"Its determination has support in the evidence and is not arbitrary"—"The court may not substitute its judgment for that of the Board's"—"The mere fact that similar permits were granted to others in the same locality affords no valid reason for insisting on the issuance of a permit for a special exception use in this case." (New York Law Journal March 8, 1955).

This is a correction of the decision as printed in Bulletin No. 10, Vol. XL, dated March 8, 1955, which was printed incorrectly as to the decision at Special Term.

COURT DECISION

MATTER OF SCHMIDT vs. MURDOCK

Under Calendar Number 769-53-BZ the Board granted on July 7, 1954 a variance under section 7, subdivisions f and i and under section 7A to permit occupancy of premises at 102-25 Atlantic avenue, northwest corner, and 93-10 to 93-16 104th Street, Block 9310, Lot 19, Brooklyn, New York City to be occupied for a term of 21 years as a showroom for a sales car agency, with accessory sale of gasoline, repairing and parking for servicing cars dealt in by the sales agency under suitable conditions designed to protect the area and the adjoining owners.

An order of certiorari to review the decision of the Board under the provisions of section 668E-1.0 of the Administrative Code was served on the Board on August 16, 1954. Mr. Justice C. A. Johnson at special term Supreme Court dismissed the proceeding and upheld the decision of the Board stating in part: "An examination of the record and the hearing of oral argument fail to convince the court that the Board's determination was arbitrary or unreasonable, and the conditions imposed by the Board seem adequate to effect the safeguards intended."

RULES

RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS

Adopted by The Board of Standards and Appeals,
March 11, 1955, Effective April 4, 1955.
Cal. No. 64-55-SR

Authority.

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

- 1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.
- 1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City, pursuant to Section C26-312.0(c)2 of the Administrative Building Code.
- 2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:
- 2.1 Concrete containing air-entraining cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
- 2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 of the Administrative Code, except that the percentage of fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.
- 2.3 When plain concrete containing air-entrained cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be $7\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be $6\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The following statement is explanatory only of the reasons presented to the Board for adopting the rules, but in no way is any part of this statement to be considered as contravening any part of the rules adopted.

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM Designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes Types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of $\frac{3}{8}$ " than for air-entrained concretes made with aggregates of $1\frac{1}{2}$ " to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division, and Eivind Hognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 605, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

RULES

RULES FOR THE TESTING AND USE OF BLENDED CEMENTS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, AUGUST 2, 1940. EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, AUGUST 26, 1940.

(584-39-SR)

Authority:

Pursuant to the Authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York, and C26-189.0, Administrative Building Code (2.2.1.1), and C26-312.0, paragraph c, subdivision 2, Administrative Building Code (7.1.1.7.3) reading: "Nothing herein contained shall be construed to prohibit the use of cements of other types which are approved by the board and are used in accordance with rules of the board governing their use."

1.0 Scope.

1.1 The intent of these rules is to provide a basis for the use of blended cements other than Portland Cement. Subject to the restrictions in the approval of the Board as to each brand, such blended cements may be used as substitutes for Portland Cement on an equivalent weight basis where Portland Cement is permitted.

2.0 Blended Cements.

2.1 Blended cements shall include an intimately interground mixture of approved Portland Cement with natural or artificial products composed of silica and alumina, which shall be mixed with Portland Cement in limited proportions, (except as may be otherwise provided for in the Administrative Code) and which will react in the presence of water to form a hydraulic cement.

2.2 Admixtures to Portland Cement shall have a previous record of satisfactory experience.

2.3 These rules shall not be applicable to harmless materials used as coloring, waterproofing, plasticizing, and freezing preventatives when used as admixtures to Portland Cement in quantities not in excess of 1%.

3.0 Manufacture and quality of Blended Cements.

3.1 A flow-sheet in duplicate showing the process of manufacture and blending shall be filed with the Board as part of any application for approval which shall include the origin and the amount of materials used and proof as to quality and uniformity.

4.0 Available supply of raw materials.

4.1 Evidence shall be filed with the Board showing the potential supply of raw material available to the manufacture.

5.0 Fineness.

5.1 The specific surface shall be not less than 1800 sq. cm. per gram, as determined by methods of test described in A.S.T.M. specifications C115-38T.

5.2 The residue shall not exceed 15% by weight on a No. 325 standard sieve.

6.0 Soundness.

6.1 A pat of neat cement of normal consistency shall be subjected to tests for soundness by the methods outlined in A.S.T.M. specifications C77-36, and when

so tested it shall show no signs of distortion, cracking, checking or disintegration when subjected to the steam test, nor shall the expansion of the pat be greater than 5mm, when molded in Le Chatelier tong- and stored in a standard moist closet for 24 hours.

6.2 In addition to these requirements, the expansion of three 1" x 1" x 10" bars of neat cement of normal consistency when subjected to the Autoclave test, A.S.T.M. tentative method, shall not have an expansion in excess of 0.75%.

7.0 Time of set.

7.1 Time of setting shall be determined by test described in A.S.T.M. Specification C77-36, and the mortar so tested shall not develop initial set in less than one hour and final set in more than 10 hours, as tested with Vicat or Gillmore needle.

8.0 Compressive strength for normal blended cements.

8.1 The average compressive strength of five 2-inch mortar cubes composed of one part of blended cement and 2.75 parts graded Ottawa sand by weight shall be not less than the following:

Age at Test	Storage of Cubes	*Compressive Strength
7 days	1 day in moist air, 6 days in water	2200 lbs. sq. in.
28 days	1 day in moist air, 27 days in water	3500 lbs. sq. in.

*When tested in accordance with Fed. Spec. SS-C-158.

8.2 Tensile Strength.

The average tensile strength in lbs. sq. in. of not less than 5 mortar briquets composed of one part cement and 3 parts of Ottawa sand, by weight, shall be equal to or greater than the following:

Age at Test	Storage of Briquets	Tensile Strength Lbs. Sq. In.
3 days	1 day in moist air, 2 days in water	175
7 days	1 day in moist air, 6 days in water	275
28 days	1 day in moist air, 27 days in water	350

The average tensile strength of the mortar at 7 and 28 days shall be higher than that at 3 and 7 days respectively.

9.0 Blended cements having other properties.

9.1 When approval of the board is requested for the use of Blended Cements having high early strength, sulfate resistance or low heat of hydration, application shall be made to the board for additional tests to develop these properties.

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, March 18, 1955*, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

- 1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

- 9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 25, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the

PUBLIC HEARING

solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used

and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "heretofore established" shall mean those dry cleaning establishments established on or after January 1, 1953 up until the effective date of these Rules.

1.5. The term "hereafter established" shall mean those dry cleaning establishments established after the effective date of these Rules.

1.6. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

PUBLIC HEARING

- 1.7. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.8. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals and Affidavits.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings by either the owner, lessee or agent of such premises on forms customarily furnished by the Department and an approval of the Department of Housing and Buildings obtained thereon.
 - 2.1.1. Before the Department of Housing and Buildings shall approve any plans of such hereafter established dry cleaning establishment which are Class B dry cleaning establishments the Fire Commissioner shall approve the plans submitted to the Department of Housing and Buildings as required by Rule 2.1.
- 2.2. The proprietors or agents of any heretofore established cleaning establishment shall file with the Department of Housing and Buildings statements under oath on forms furnished by the Department of Housing and Buildings as to the aggregate dry load capacity of the dry cleaning unit or units and the gross floor area of said establishment used in accordance with the Zoning Resolution, Sections 4(a), 53(b), and Rules 3.1 and 3.2.
- 2.3. The requirements of Rules 2.1, 2.1.1 and 2.2 shall not apply to existing dry cleaning establishments. The requirements of Rule 2.2 shall not apply to those heretofore established dry cleaning establishments which have previously obtained approvals on plans from the Department of Housing and Buildings where information substantially similar to that required to be furnished under said Rule 2.2. is on file with the said Department of Housing and Buildings.
- 2.4. All premises which contain existing dry cleaning establishments as well as all heretofore established and hereafter established dry cleaning establishments complying with the provisions of Rules 2.1, 2.1.1, 2.2 and 2.3 shall not be required to obtain a special certificate of occupancy relating to the use of the premises for a dry cleaning establishment.
- 2.5. No dry cleaning unit shall be installed six months after the effective date of these Rules unless such unit is approved by the Board of Standards and Appeals or unless an application for approval of the cleaning unit is filed with the Board of Standards and Appeals and a calendar number issued in connection therewith and a statement under oath is filed by the proprietor of the dry cleaning establishment or his agent that the dry load capacity of such dry cleaning unit is not greater than sixty pounds as defined below in Rule 2.6.
- 2.6. The dry load capacity of all dry cleaning units for the purpose of these rules and the Zoning Resolution shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.7. No dry cleaning solvent shall be used six months after the effective date of these Rules unless such solvent has been tested and rated by the Fire Commissioner or unless an application for such testing

and rating of such dry cleaning solvent is made with the Fire Commissioner.

- 2.7.1. It shall be unlawful to use any dry cleaning solvent in any dry cleaning unit having a flash-point other than that for which the dry cleaning unit is designed.

- 2.8. Except as otherwise expressly required by these Rules, nothing shall require any change in the construction, use of occupancy of any existing dry cleaning establishment or any change in the construction, use or occupancy in any heretofore established dry cleaning establishment which conforms with Sections 4(a), 53(a), (b) and (c), and Sections 4 (A), 4 (B) and 4 (C) of the Zoning Resolution adopted by the City Planning Commission on January 21, 1953.
- 2.9. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No dry cleaning establishment which is a heretofore established dry cleaning establishment or a hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles. The use of such basement or cellar area may include the installation and use of a boiler, dead or cold storage, storage of supplies, storage and filtration of solvents and space utilized for specialized washing equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by the non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, tailoring and alteration of garments, fur cleaning and glazing, and fur storage.
- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building:
 - 3.2.1. which is of wood frame construction;
 - 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
 - 3.2.3. any part of which establishment is within 20 feet of any public building.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

PUBLIC HEARING

4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings of any such dry cleaning establishment shall be fire-retarded with one-hour fire resistive materials and doors or in lieu thereof with one approved automatic one-inch wet pipe sprinkler head located over the cleaning unit which shall have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

5.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following:

6.1. No power or heating boiler having a grate area in excess of 3 square feet shall be permitted in the same area or space where dry cleaning units are located

unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing, heretofore established or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. No smoking shall be permitted in any such establishment except Class A establishments where fewer than six employees are employed. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.

7.3. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.4. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.5. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units.

8.2. All Class A dry cleaning establishments whether existing, heretofore established or hereafter established shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of any hereafter established dry cleaning establishment whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof or legal street grade of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan and the terminal of the exhaust, shall be at least five feet from any legal ventilating openings if said legal ventilating windows or legal ventilating openings lie on the

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PUBLIC HEARING

same plane as the said exhaust terminal and when the said legal ventilating windows, or other legal ventilating openings lie on a plane which faces in the direction of the exhaust terminal the said terminal shall be at least 10 feet away from the same.

8.4. In all Class A dry cleaning establishments whether existing, heretofore established or hereafter established, all solvent used in the dry cleaning unit shall either (a) be received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system; or (b) be received and stored in a tank or tanks and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 9. Operating Precautions.

9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments whether of Class A or Class B or whether existing, heretofore established or hereafter established.

9.2. The proprietor of any Class A establishment whether existing, heretofore established or hereafter established, shall furnish to any person cleaning out a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type respirator for his use during the process of cleaning out any such unit.

9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, Chief Clerk

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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(Remaining Minutes of the Meeting of March 15, 1955
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Notice of Public Hearing on Proposed Rules Covering
Dry Cleaning Establishments Pursuant to the Zoning
Resolution of The City of New York.

COURT DECISION

Matter of Berger vs. Board of Standards and Appeals:—On May 24, 1949, the Board denied, under Sections 7e and 21 of the Building Zone Resolution, a variance to permit in a residence, G-1 area district the erection and maintenance of a business building (stores) using more than the permitted area; Cal. No. 863-48-BZ; premises 259-12 to 259-22 Union Turnpike, 77-02 to 77-06—260th Street, southwest corner, and 259-09 to 259-19—79th Avenue, Floral Park, Borough of Queens. Court proceedings were instituted for a review of the Board's decision by attorney of owner.

At Special Term, Part I, of the Supreme Court, Mr. Justice Hill, in his decision, stated, in part, that "in the court's opinion, petitioner has made out a case of practical hardship within the purview of OTTO V. STEINHILBER" and remitted the matter to the Board with direction to "pass upon the need, if any, for the imposing of any conditions with respect to the character of the structure proposed to be erected". (N. Y. Law Journal, March 7, 1950, page 822.)

The Appellate Division, Second Department, reversed Special Term on the law and facts and unanimously confirmed the Board's determination with \$50. costs and disbursements, stating, "The Special Term arrogated to itself the powers of the Board. The determination of the Board has support in the evidence; it is not arbitrary and it may not and should not be disturbed. (Matter of Ernest, Board of Appeals on Zoning of New Rochelle, 274 App. Div.) See Arverne Bay Construction Co. vs. Thatcher (278 N. Y. 222)". (N. Y. Law Journal, December 19, 1950.)

* * * * *

Matter of Berger vs. City of New York:—In an action for judgment to declare the zoning regulations applicable to the premises unconstitutional, Mr. Justice Pette, at Special Term, Supreme Court, declared such regulations unconstitutional. Upon review by the Appellate Division, Second Department, the Court, by a three to two vote, reversed the judgment at Special Term. Upon further appeal by the plaintiff to the Court of Appeals, the decision of the Appellate Division "was affirmed with cost without prejudice to plaintiff's taking such appropriate action as she may be advised in connection with setback and area restrictions as to a conforming use".

* * * * *

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection with which court proceedings are pending or in progress, unless exception is granted by the chairman, nor accepted which is not filed within thirty days from the date of the action of the Administrative Official.

Any communication purporting to be an appeal or application shall be regarded as a mere notice of intention to seek relief until it is filed on the form required by the rules of this board.

Upon receipt of any such communication the writer will be supplied with the official forms for presenting his appeal or application.

At the time of filing an appeal or application, the appellant or applicant shall forward a signed notice of appeal addressed to the administrative official either borough superintendent of buildings or fire commissioner and file with this board a duplicate of said notice.

Appellant and applicants are advised that their plans must indicate the points of the compass so as to establish the true location and position of the property, the subject of the appeal or application.

Appeals and applications will be simplified and disposition of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

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178-55-A—F.D.—86 East 49th street and south side of Rutland road, 200 ft. east of Schenectady avenue, 1st floor, Block 4602, Lot 5, Borough of Brooklyn, Order No. 2031-5—re air conditioning units.

179-55-A—H.B.M.—93 Crosby street, east side, 195 ft. south of Prince street, Block 496, Lot 8, Borough of Manhattan, Alt. 3436-54—re egress.

180-55-A—H.B.Bx.—1430 Ferris place, north side, 100 ft. west of Kirk street, Block 3859, Lots 1 and 7, Borough of The Bronx (under section 35, General City Law re proposed extension in bed of mapped street—Ferris place), Alt. 169-55.

181-55-A—H.B.Q.—48-49 35th street, northeast corner of Hunters Point avenue and 48-50 36th street, 3rd floor, Block 237, Lot 1, Long Island City, Borough of Queens, Amendment to Alt. 29-51-54.

182-55-BZ—H.B.Q.—218-19 105th avenue, northeast corner of 217th lane, Block 11108, Lots 9, 21 and 27, Queens Village, Borough of Queens, Alt. 2732-54—alteration of existing building—nearer than 15 ft. to the street line.

183-55-BZ—H.B.B.—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn, N.B. 80-55—re erection and maintenance of gasoline service station, lubritorium, minor repairs, car washing, parking and storage, etc.

184-55-BZ—H.B.B.—1980-1992 Ralph avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn, N.B. 87-55—re erection and maintenance of gasoline service station, lubritorium, minor repairs, car washing, parking and storage, etc.

185-55-SM—Matico Cork Tile Flooring, for floor and wall treatment, manufactured by Mastic Tile Corporation of America, Material.

186-55-BZ—H.B.Bx.—225-237 East 233rd street and 230-234 East 234th street, intersection of; Block 3374, Lots 1 and 7, Borough of The Bronx, N.B. 128-55—re gasoline service station, lubritorium, car washing, etc.

187-55-BZ—H.B.B.—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn, Amendment to Alt. 1629-49—re area excessive.

188-55-A—H.B.B.—356 Evergreen avenue and 29-35 Harmon street, northwest corner, Block 3274, Lot 33, Borough of Brooklyn, Amendment to Alt. 1629-49—re proposed use of frame building as factory; exits.

189-55-A—F.D.—110 East 153rd street, south side, 286.68 ft. west of Gerard avenue, Block 2354, Lot 74, Borough of The Bronx, Decision re Order 2620-4—re metal screenings on windows.

190-55-BZ—H.B.B.—6002-6012 Bay parkway, southeast corner of 60th street, Block 5522, Lot 36, Borough of Brooklyn, N.B. 246-55—re erection and maintenance of gasoline service station, lubrication, minor repairs, parking and storage; entrances, etc.

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354-52-SM—Joanna Vinylized Wall Fabric (reopened to amend report and for further test), manufactured by Joanna Western Mills Co., Material.

735-48-SA—Vol. II—Mettler Fan-Air packaged gas burners, Models 4FR through 42F3, manufactured by The Mettler Company Inc., division of Eclipse Fuel Engineering Co., Appliance.

736-51-BZ—Vol. II—H.B.Q.—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens, N.B. 583-53.

650-49-SA—Vol. II—Patterson-Kelley Fuel Oil Heater with Fuel Oil Detector (fuel oil preheating), manufactured by The Patterson-Kelley Co., Inc., Appliance.

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Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 22, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 22, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette, with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Railroad freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

Laid over from January 25, 1955, to February 15, 1955; applicant to notify affected property owners by regular mail; then to March 22, 1955, for inspection and decision; hearing closed.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954—re (decision of the borough superintendent) under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of seven one car garages and to permit the parking and storage of patrons and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

Laid over from February 8, 1955, to February 15, 1955, at the request of objector, applicant agreeing; no further request for adjournment; hearing closed; then to March 22, 1955, for inspection and decision, without further argument.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954—re (decision of the borough superintendent) under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include, car washing, lubritorium, motor vehicle repairs and accessory store; and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting change of use of building C from four truck garage to four truck and two pleasure car garage; and the use of existing gasoline pump and tank for owner's use only; and change of use of public garage in building D to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage to storage of baled waste paper and rags. Buildings A and B to continue present legal uses of two family dwelling and store in building A, and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision without further argument; applicant to file information as to status of violation on the building; hearing closed.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

CALENDAR

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, and the change of occupancy of existing two, two car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

Laid over from December 21, 1954, to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; hearing previously closed; then to March 22, 1955, at the request of the applicant; no further requests for adjournment.

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co. Inc., owner.

SUBJECT—Application November 27, 1950—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326,

Laid over from February 23, 1955, to March 22, 1955, for inspection and for investigation of lawful records of the occupancy of the area and for the Park Department to furnish the Board with further information as to the park conditions and area; hearing closed; no further argument.

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Sisto, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the retail use portion of a plot located in a retail and residence use district the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue and 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision without further argument; hearing closed.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the change in occupancy of one family dwelling to two family dwelling (now existing) without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed; applicant to submit list of houses in area occupied as two family dwellings.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application September 21, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non automatic), lubritorium, motor vehicle repairs and office and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment;

CALENDAR

then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, for applicant to obtain an additional decision, from the Borough Superintendent, under Section 19g, and also as to whether the 3rd floor is occupied as a separate space complying with the requirements for a two-family building or is in the category of a single family house with rooms rented out.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

Laid over from February 23, 1955, to March 1, 1955, for applicant to file revised plans, hearing closed; no further argument; then laid over from March 1, 1955, to March 22, 1955, for inspection and for information as to approved grades of streets and sewers from the applicant.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

Laid over from February 8, 1955, to March 8, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, applicant to file revised plans.

557-28-BZ—Vol. II

APPLICANT—Siegel and Green, for Richard Carrol, Inc., owner (William Gordon, lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of gasoline selling station in front of existing public garage for more than five motor vehicles.

PREMISES AFFECTED—2717 Reservoir avenue, west side, 242.21 ft. north of West Kingsbridge road, Block 3248, Lot 46, Borough of The Bronx.

990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

Laid over from February 23, 1955, to March 15, 1955, for inspection, if necessary, and decision; hearing closed; then to March 22, 1955, for applicant to file revised plans to meet requirements as stated.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed; then to March 8, 1955, applicant to consult with the Park Department as to approved plans for 30 foot restriction, and for revised plans; then to March 15, 1955, applicant to file revised plans to meet the Park Department requirements; then to March 22, 1955, at request of applicant in order to file revised plans.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

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162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

801-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Teresa Romano, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district for a term of fifteen years the addition of motor vehicle repairs, brake-testing, wheel alignment and the parking and storage of motor vehicles, to existing gasoline service station, auto laundry, lubricatorium, storage and sale of accessories and office.

PREMISES AFFECTED—72-01 to 72-09 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner, Block 2843, Lot 45, Maspeth, Borough of Queens.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

806-54-BZ

APPLICANT—Burke, Green and Groh, for Milton and Esther Mittelman, owners.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G1 area district the maintenance of existing dwelling, without the required set back from street line.

PREMISES AFFECTED—170-15 69th avenue, north side, 40 ft. west of 171st street, Block 6924, Lot 3, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MARCH 22, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 22, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application December 14, 1954—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleecker street, Block 540, Lot 30, Borough of Manhattan.

337-54-A

APPLICANT—Sidney Daub, for Mutnick Holding Corp., owner.

SUBJECT—Application April 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Greene street, east side, 226 ft. ¼ in. south of West Houston street, Block 513, Lot 6, Borough of Manhattan.

822-54-A

APPLICANT—Samuel November, for American Welfare Association, Inc. of New York, owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

763-54-A

APPLICANT—Elias K. Herzog, for Lynn Operating Corp., owner.

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan.

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.

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SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 14; 4th floor, Borough of Manhattan.

84-55-A

APPLICANT—Hurley and Hughes, for New York Eye and Ear Infirmary, owner.

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—314 East 14th street, south side, 150 ft. east of 2nd avenue, Block 455, Lot 14, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 25, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, March 25, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

MARCH 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 29, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed; then to March 1, 1955, for applicant to submit a letter from the Borough Superintendent as to whether existing dining room on premises is permitted under the existing certificate of occupancy to be used by non-residents of subject premises; then laid over from March 1, 1955, to March 29, 1955, for inspection and decision.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.

SUBJECT—Application April 20, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 41, Borough of Manhattan.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nyman, owner.

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

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Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street, and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grand avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to

March 29, 1955, for applicant to file revised plans as suggested by the Board.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

Laid over from March 15, 1955, to March 29, 1955, at request of the applicant, objector concurring; no further requests for adjournment to be considered.

708-38-BZ—Vol. III

APPLICANT—Ribelle V. Perotto, for Bertha M. Carroll, owner (Gulf Oil Corporation, lessee).

SUBJECT—Application reopened February 8, 1955 as Vol. III re amendment of resolution—re (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles on an existing gasoline service station.

PREMISES AFFECTED—92-28 Horace Harding boulevard and 93-43 to 92-57 Queens boulevard, southeast corner, Block 2075, Lot 5, Elmhurst, Borough of Queens.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

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857-48-BZ—Vol. II

APPLICANT—Jcrome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

413-54-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Kaplan, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing signs on front of building.

PREMISES AFFECTED—139 Schenectady avenue and 1120-1130 St. Marks avenue, southeast corner, Block 1360, Lot 14, Borough of Brooklyn.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7c and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Ticbout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

937-54-BZ

APPLICANT—Samuel Rosenblum for 415 Madison Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail and restricted retail use district the erection and maintenance of an office building and bank without the required loading berth.

PREMISES AFFECTED—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 29, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

245-52-SM

APPLICANT—Ferro Pipe and Foundry Company, owner.
SUBJECT—Application April 7, 1952—Ferro Pipe and Foundry Co., Cast Iron Soil Pipe, approval of.

82-54-SM

APPLICANT—James B. Clow and Sons, owner.
SUBJECT—Application January 25, 1954—Clow I.P.S. Centrifugally Cast Iron Pipe (O.D.) (for suspended soil, waste, downspout and vent lines), approval of.

847-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application December 7, 1951—Carrier Weathermaker, Models 38B4, 38B6, 38B8, approval of.

518-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application February 6, 1951—Carrier Weathermaker, Models 50K4, 50K6, 50K8, 50K12 and 50K16, approval of.

34-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application December 29, 1950—Carrier Automatic Ice Cube Maker, 26 Series, approval of.

546-54-SM

APPLICANT—U. S. Gypsum Company, owner.
SUBJECT—Application June 21, 1954—USG Demountable Partition (for office), approval of.

820-54-SA

APPLICANT—Century Engineering Corporation, owner.
SUBJECT—Application October 20, 1954—Century Engineering Corp., Oil Burner, Model 1P to be marketed also as Crane Co., Oil Burner, Model 1P, approval of.

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716-54-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application September 14, 1954—Gilbarco Calco-Meter, Model M101E (single gasoline dispensing pump), approval of.

715-54-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.

SUBJECT—Application September 14, 1954—Gilbarco Calcometer, Model M101DE (gasoline dispensing pump), approval of.

619-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

SUBJECT—Application July 12, 1954—Iron Fireman Gas-Burner, Type RGF and Petro Gas Burner, Type FG, approval of.

41-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corporation, owner.

SUBJECT—Application reopened January 4, 1955 as to amendment—re Delta Suspended Oil-fired Furnace Models SU-80, SU-110, SU-160 and SU-210; previously approved.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-man, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee, for Havemeyers and Elder, Inc., owner.

SUBJECT—Application July 9, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.

SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. $\frac{3}{4}$ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

98-55-A

APPLICANT—J. Paul Frampton, for Benjamin Bernstein, owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—928 Halsey street, south side, 160 ft. east of Saratoga avenue, Block 1495, Lot 15, Borough of Brooklyn.

878-48-A—Vol. II

APPLICANT—Charles M. Spindler, for Blanche Kono, owner.

SUBJECT—Application reopened January 18, 1955, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—69-14 49th avenue, south side, 100.06 ft. east of 69th street, Block 2435, Lot 14, Woodside, Borough of Queens.

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17, Borough of Manhattan.

319-52-A

APPLICANT—Simon Heller, for General Steel Products Corp., owner.

SUBJECT—Application May 7, 1952—re Appeal from a decision re orders of the fire commissioner, and a decision of the borough superintendent.

PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.

SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.

471-54-A

APPLICANT—Cinetech Co., Inc., lessee, for 106 West End Avenue Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

550-54-A

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.

SUBJECT—Application June 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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APRIL 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 12, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

Laid over from March 15, 1955, to April 12, 1955, for inspection and decision without further argument; hearing closed.

507-48-BZ

APPLICANT—Lloyd and Morgan and Eugene V. Meroni, for 119 East 40th Street Corp., owner.

SUBJECT—Application reopened March 8, 1955 for extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, C area district the proposed one story extension, using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application October 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application February 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district

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the crection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted, and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Application March 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2 $\frac{3}{4}$ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2 $\frac{3}{4}$ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the crection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first, second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breenle Realty Corp., owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under sections 7f, 7 i and 7A of the zoning resolution, to permit in a retail use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding Boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp., and 1050 Sixth Avenue Corp., owners.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 21 and 19A (j) of the zoning resolution, to permit in a residence use, B area, class 2 height district the crection and maintenance of an extension to existing twenty-three story structure (lot 1), adjoining portion of plot (lot 91) without the required setbacks and without the required off street loading berths.

PREMISES AFFECTED—59-65 West 39th street and 1040-1052 Avenue of The Americas (6th), northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isaacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

376-54-A

APPLICANT—Sidney Daub, for Cosmopolitan Corp., owner.

SUBJECT—Application May 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue, Block 1273, Lot 22, Borough of Manhattan.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.

SUBJECT—Application October 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue, and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application reopened February 1, 1955—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.

SUBJECT—Application September 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

103-55-A

APPLICANT—Rogers and Butler, for Trustees of Columbia University of the City of New York, owner.

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-607 West 115th street, north side, 125 ft. west of Broadway, Block 1896, Lot 61, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 19, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

APRIL 26, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 26, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle re-

pairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, at the request of applicant; then laid over to April 26, 1955, for inspection and decision without further argument; hearing closed.

HARRIS H. MURDOCK, *Chairman*.

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 15, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 1, 1955, were approved as printed in the Bulletin of March 8, 1955, Vol. 40, No. 10.

20-43-BZ

APPLICANT—George H. Cohn, for Crew Levick Corporation, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7a and 7c of the zoning resolution, to permit in a business use district, the alteration and extension of an existing gasoline service station; the erection and maintenance of a new accessory building also, the construction of a proposed curb cut on the same street and between the same intersecting streets upon which there is located a school.

PREMISES AFFECTED—6101-6111 Bay parkway and 2202-2212 61st street, southeast corner (Block 6550, Lot 6), Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to September 20, 1955, at 10 A. M. at request of the applicant, pending purchase of this property by another; hearing previously closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James Vassalotti.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M. at request of applicant to file revised plans; hearing previously closed.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M. at request of the applicant in order to file revised plans in conjunction with Cal. 787-52-BZ; hearing previously closed.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district, the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

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APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Moses Kooperstein and Paul Kahn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M. at request of the applicant, objector concurring; no further requests for adjournment.

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.
SUBJECT—Application June 30, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: Max Cohen, Edith Vigano, Margaret Croke and Graham Wafer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to April 19, 1955, at 10 A. M. for inspection and decision without further argument; hearing closed.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M. for applicant to file revised plans as requested by the Board; hearing previously closed.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francinio's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution to permit in a residence use district, the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Anthony P. Tufaro, Otto Zeeh and Frank Bellucci.

For Opposition: Francis M. McKeogh, James F. Degnan and E. Des Champs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 9, 1955, at 10 A. M. for inspection and decision without further argument; hearing closed.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: Samuel A. Spiegel, Peter Quarterrero, C. J. Cammarata for N. Y. C. Housing Authority and Sam Frank.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, at 10 A. M. for inspection and decision without further argument; hearing closed.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Victor Romano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7c, 7f and 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

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APPEARANCES—

For Applicant: G. Lazerus.

For Opposition: J. Pinelas.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar for new date of hearing to be assigned.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gambeski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto showroom and service building, lubricatorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lot 21 (formerly Lots 21 and 25), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy and James Vassalotti.

For Opposition: J. Pinelas, R. Harold Paltrow, Herman Reich, Jack Paigoff, Samuel H. Baum, Alexander Humphries, Rosalind Leonard, Erna Rose, Eleanor Mazurowski, Vartkiss Tertzakian, Ralph J. Cecovaro, Cecelia Grabler, Elma T. Zsigalov, Celia Goldstein, Irma Young, Mary Miceli, Ellie Hofherr, Miriam Smoley, Elsie Klose and Hazel Brainard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

990-54-BZ

APPLICANT—Simeon Heller for Walter Daniels, owner.

SUBJECT—Application December 30, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 10 A. M., for applicant to file revised plans to meet requirements as stated; hearing previously closed.

534-47-BZ—Vol. II

APPLICANT—Joseph M. Longergan, for Avelyn F. Goldstein, owner (Packard, Jamaica, lessee).

SUBJECT—Application reopened October 14, 1953 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7f of the zoning resolution, to permit in a residence and business use district, the change in occupancy from office, storage and shipping of tires, auto accessories, and incombustible materials, to office and

storage of more than five motor vehicles waiting to be serviced in adjoining building on Lot 31.

PREMISES AFFECTED—150-34 Hillside avenue, south side, 200 ft. west of 153rd street, Block 9697, Lot 26, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph M. Longergan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant as new tenant does not desire use of premises for purpose sought in subject application.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

741-21-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Valentine Realty Corp., owner (Forack Corp., lessee).

SUBJECT—Application reopened November 3, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district, the change in use from ordinary storage in cellar to garage for motor vehicles.

PREMISES AFFECTED—250 East 187th street and 2400 Ryer avenue, southeast corner, Block 3152, part of Lot 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 3, 1954 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Ryer avenue are in a business use, B area, class 1¼ height district; East 187th street is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1954 acting on Alt. Applic. 590-54, reads:

"1. A garage for more than 5 motor vehicles in a business use district is contrary to Art. II Sect. 4 of the Z.R." and

WHEREAS, the applicant states that the premises consist of a plot, 138.36 ft. frontage by 96 ft. in depth; that at the time the existing structure was erected it was located in a business district; that there has been no change in height, area and use districts since 1916; that the present building was erected in accordance with Cal. No. 741-21-BZ and completed in 1922 as a two-story and cellar fireproof storage garage for which certificate of occupancy No. 555-22 was issued; that on January 25, 1944 under Cal. 741-21-BZ change of use was granted by resolution of the Board for cellar, non-storage garage for more than 5 cars, street floor—for a conforming use, 2nd floor—non-storage garage for more than 5 cars; that under Cal. No. 564-43-S, heard the same day, the use of the 1st floor for store and men's clothing manufacturing, employing 65 persons, with no change in cellar and 2nd floor occupancy was granted by the Board; that the occupancy was changed in accordance with Alt. Applic. 629-45 to cellar—candy and ingredients storage, 1st floor—retail store and factory and

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2nd floor, offices and light manufacturing for which certificate of occupancy No. 2611-46 was issued; that it is proposed to use the building throughout as a storage garage for more than 5 cars, as previously granted in 1921, with the following exceptions: that the use of the 1st floor will remain as retail store and factory for men's clothing as permitted by resolutions of January 25, 1944 and that the use of the 2nd floor will remain as offices and light manufacturing as permitted by Alt. Applic. No. 629-45; and

WHEREAS, the applicant contends that the 1st floor store tenant is the Simon Ackerman's Men's Shop, the majority of whose customers arrive by automobile; that the limited space for parking in the Fordham road and Grand concourse area has become a major traffic problem and this shortage of parking spaces has proved to be a detriment to local business; that inasmuch as this store is in the high rent district its business is seriously affected by this shortage of parking space; that the character of the building and district will not be changed; that the building was designed and used as a garage, the entrance door and ramp are existing and there will be no exterior physical changes made; that there is no violation of record for signs; and

WHEREAS, the applicant states that the present owner has held title to the property since May 29, 1906; that the assessed valuation of land is \$43,000 and of the building \$67,000 making a total of \$110,000; that the building was erected 1922; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the cellar, or lower story, of the building to be occupied for garage purposes, primarily for storing cars belonging to the occupants of this building employed on the first and second floors, and also for public use, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board as to sign under Cal. No. 170-43-BZ; that all permits shall be obtained and all work completed within six months of the date of this resolution.

459-37-BZ—Vol. II

APPLICANT—Robert Teichman, for 56th and 7th Company, owner.

SUBJECT—Application August 20, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business, retail and retail-1 use district the erection and maintenance of an open type garage for the parking and storage of more than five motor vehicles (previously granted for a term of years and extended from time to time, the parking and storage of motor vehicles).

PREMISES AFFECTED—884-892 7th avenue and 201-209 West 56th street, northwest corner, Block 1028, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Eugene M. Seccia.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 21, 1954 subject to regular procedure, to consider new proposal for garage; and

WHEREAS, a public hearing was held on this application on February 1, 1955 after due notice by publication in the Bul-

letin; laid over to March 1, 1955, for inspection and decision, without further argument; hearing closed; then to March 15, 1955, for applicant to submit revised plans showing parapet wall not less than 5 ft. 6 in. high, properly reinforced on all sides where walls of adjoining buildings do not occur; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business, retail and retail-1 use, B area, class 1½ height districts; West 56th street is in business and retail use, B area, class 1½ height districts; 7th avenue is in retail and retail-1 use B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 23, 1954 acting on N.B. Applic. 60-54, reads:

"1. Proposed use as garage for more than 5 motor vehicles in a business, retail, and retail-1 use district is contrary to Art. II, P. 4(a)(15) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. 5 in. frontage by 200 ft. in depth, on which is located the parking and storage of more than five motor vehicles; that it is proposed to erect a one story, fireproof, open type parking garage with parking roof of same; and

WHEREAS, the applicant contends that in 1937 Applic. 459-BZ was filed with the Board for a variance to permit the parking of more than five motor vehicles; that this variance was granted for a period of two years from November 9, 1938 and the department of housing and buildings issued temporary certificate of occupancy No. 24993 on August 9, 1939; that subsequently in July 1941 this application was reopened and amended to extend the two year period to July 22, 1943, further amended and extended to July 27, 1945, further amended and extended to July 10, 1947 and finally extended to July 1, 1949; that on July 23, 1949 Alt. Applic. No. 1117 was filed with the department of housing and buildings to obtain a permanent use for the parking and storage of more than five motor vehicles and certificate of occupancy No. 35836 was issued July 1, 1949 for this use; that this shows that the premises from the year 1937 to date have been entirely used for the parking and storage of more than five motor vehicles; that West 56th street and Seventh avenue were located in a business use district until November 13, 1936 when Seventh avenue was changed to a retail district for a distance 100 ft. east and west of Seventh avenue and the balance of the property under appeal extended further west 100 ft. on West 56th street, which still remained in a business district; and

WHEREAS, the applicant further contends that the building will be open on both street fronts with brick enclosure walls on the interior lot lines and the roof will be provided with brick parapets and pipe guard rails; that the immediate neighborhood lacks sufficient parking facilities, there being only several small garages located at 237 West 55th street and 137 West 56th street, together with a small parking lot located at 228 West 58th street, all within the 500 ft. radius; that the immediate neighborhood is built up with large buildings, consisting of apartments, hotels, office building and theatres, all requiring storage and parking space; that in order to provide the parking facilities and accommodations to meet the great demand for parking in this area, the owners are willing to invest a sum of over \$100,000 which in turn will enhance the city's revenue by additional taxes and help to relieve the parking situation; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1952; that the assessed valuation of land is \$700,000 and of the building \$1,000 making a total of \$701,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application

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be and it hereby is *granted* under Section 7f for a term of ten years, to permit the premises to be occupied for the parking and storage of motor vehicles in a structure as proposed and as indicated on plans filed with this application marked "Received August 20, 1954", 3 sheets, as amended by revised plans marked "Received March 8, 1955", 2 sheets, *on condition* that the existing parking use as previously permitted by the Board under Vol. I of this calendar number and all other uses shall be removed and the premises constructed substantially as indicated on such plans above cited; that at the roof level the parapet shall be constructed as shown on such revised plans and reinforced in a manner which would support the parapet to the satisfaction of the Borough Superintendent; that signs shall be restricted to such signs permitted in a retail business district; that there shall be no sale of gasoline or repairing of cars or any other uses; that such signs shall state the rates charged for parking and storage and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be installed as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that curb cuts to the premises shall be as previously permitted under Vol. I; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

66-38-BZ—Vol. I

APPLICANT—Unger and Unger, for Bankers Federal Savings and Loan Association, owner.

SUBJECT—Application reopened February 23, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a local retail use district, the change of location of curb cut for reduced parking lot.

PREMISES AFFECTED—340 Avenue of the Americas and 151 West 4th street, northeast corner, Block 552, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Feldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution of June 22, 1954 affirmed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on November 9, 1938 this application was granted by the Board on certain conditions under section 7h of the zoning resolution, to permit in a business use district, for a period of two years, the transient parking of more than five motor vehicles, of pleasure car type; and

WHEREAS, on November 6, 1940, November 10, 1942, October 24, 1944, October 22, 1946, November 30, 1948 and November 8, 1950 the term of variance was extended; and

WHEREAS, on June 22, 1954 the resolution was amended and time to complete extended; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution, to consider curb cut on reduced area and to extend term of variance; and

WHEREAS, this application was reopened on February 23, 1955 and set for hearing on March 15, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider extension of term of variance; and

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 17, 1954 acting on Alt. Applic. 208-54, reads:

"1. Due to the reduction in size of parking lot and necessary change in location of entrance and drop curb this application should be referred back to the Board of Standards and Appeals. Original approval was granted by the Board under Cal. #66-38-BZ."

Resolved, that the Board of Standards and Appeals does hereby *affirm* the resolution adopted by the Board on June 22, 1954, including permission for the curb cut as indicated on plans as previously submitted.

489-38-BZ—Vol. II

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application reopened February 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of gasoline service station.

PREMISES AFFECTED—219-01 North Conduit boulevard and 144-01 to 144-09 Springfield boulevard, northeast corner, Block 3820, Lot 4, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on January 17, 1939 this application (Vol. I) was denied by the Board under section 21 of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station; and

WHEREAS, on October 3, 1939 application was reopened subject to the regular procedure; and

WHEREAS, on December 3, 1940 application was granted on condition under section 21, for a term of ten years, for the erection and maintenance of a gasoline service station; and

WHEREAS, on January 21, 1941 copy of petition and order of certiorari was served on Board; and

WHEREAS, on June 4, 1941 Supreme Court, Queens County sustained the Board, certiorari dismissed; and

WHEREAS, on June 2, 1942 and from time to time up to June 7, 1948, the term of variance was extended and time to complete was extended; and

WHEREAS, on September 13, 1949, under Vol. II, time to complete was extended; and

WHEREAS, on October 3, 1951 resolution was amended and time to complete extended; and

WHEREAS, on April 21, 1953 application was reopened and resolution amended to permit number of gas tanks to be increased by two, making a total of ten; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 24, 1954; and

WHEREAS, this application was reopened on February 8, 1955 and set for hearing on March 15, 1955 at 10 A.M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, new photographs, new plans to be filed if varying from original plans; and

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1955 acting on Alt. Applic. 488-55, reads:

"1. The erection and maintenance of a gasoline service station, lubritorium and auto laundry in a residence use district is contrary to Art. 2 Section 3 of the Zoning Resolution. Present gasoline service station, lubritorium,

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auto laundry permitted by the Board of Standards & Appeals under Cal. No. 489-38-BZ for a term of ten (10) years. This term of variance expired on October 24th, 1954."

and

WHEREAS, the applicant states that in accordance with the requirements of the reopening proceeding on February 8, 1955 new photographs, showing present conditions, have been submitted; that plans were not filed inasmuch as there have been no changes from the original approval, other than the installation of two additional 550-gallon gasoline storage tanks; that the two additional tanks were approved by the Board under an amendment to Cal. No. 489-38-BZ, Vol. II.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 3, 1940, as thereafter amended by resolutions adopted through April 21, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under section 7e for a term of ten (10) years from the date of this amended resolution, to permit * * *; that in all other respects the resolutions above cited shall be complied with; and that all permits, including a new certificate of occupancy shall be obtained and all work completed within six (6) months from the date of this amended resolution."

209-46-BZ—Vol. IV

APPLICANT—Edmund T. Mallory, for H. M. Williams Co., Inc., owner.

SUBJECT—Application reopened February 23, 1955 as Vol. IV—re (decision of the borough superintendent), under sections 7e and 7i of the zoning resolution, to permit in the business use portion of plot located in a residence and business use district, the addition of a fireproof canopy alongside building under construction and to provide a shelter at corner of auto showroom and to permit removal of old brick piers at present main entrance at corner of Northern boulevard and Junction boulevard and replace with glass and masonry.

PREMISES AFFECTED—93-01 to 94-05 Northern boulevard and 32-36 to 32-62 Junction boulevard, northwest corner and 32-57 to 32-63 93rd street, Block 1423, Lot 45, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on February 17, 1948 this application (Vol. I) was granted by the Board on certain conditions under sections 7i and 7c of the zoning resolution, to permit in the business use portion of the lot located in a residence and business use district, as a used car lot, and to permit the rear portion of the building to be occupied for greasing and washing, wheel alignment and minor repairs and to permit, within the building, one gasoline pump to be located near the door and one 550-gallon gasoline tank, for use by a Chevrolet sales agency; and

WHEREAS, on May 25, 1948, November 23, 1948, and June 14, 1949, time to complete was extended; and

WHEREAS, on February 15, 1950, under Vol. II, the resolution was amended re extension of building under section 7c; and

WHEREAS, on November 27, 1951, under Vol. III, the application was reopened subject to regular procedure to consider extension of use; and

WHEREAS, on June 17, 1952, the resolution was amended under sections 7e and 7i, for twenty years, to extend the building for uses in connection with auto agency as existing on plot; and

WHEREAS, on May 19, 1953 and May 23, 1954 time to complete was extended; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on February 23, 1955 and set for hearing on March 15, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated January 27, 1955, acting on Alt. Applic. 1808-51, reads:

"1. The proposed extension of the auto showroom, office, greasing, parts dept., minor repairs & welding incidental thereto, spray booth, washing a wheel alignment, open used car sales lot & parking of more than 5 cars waiting for service, is contrary to the decision of the B. S. & A. of 6/17/52, & therefore must be submitted to the B. S. & A. for its consideration."

and

WHEREAS, the applicant states that the subject premises are now under construction in accordance with the resolution of the Board and it is requested that the resolution be reopened and amended so as to permit changes as shown on revised plans filed with this application; that it is proposed to provide a fireproof canopy alongside the building now under construction, to be constructed of approved "Insulrock" on steel beams; that it is also proposed to provide a shelter at the corner of the auto showroom so that new cars and the entrance to the showroom can be protected from the weather; that the shelter will be constructed of "Insulrock" roof plank on steel beams and columns; that it is further proposed to remove the old brick piers at the present main entrance at the corner of Northern boulevard and Junction boulevard and replace the masonry with glass and aluminum, in a more modern manner.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 27, 1951, June 17, 1952, and through March 23, 1954, by adding thereto:

"that the enclosed addition consisting of a canopy to be erected on the northerly side of the building and a canopy on the southerly side at Northern Boulevard, and the change in the design and construction of the former entrance as indicated as items A, B and C on plans filed with this request for amendment marked, 'Received, January 31, 1955' (2 sheets) may be permitted on condition that such construction shall comply with the requirements of the Building Code and the Zoning Resolution therefor, and in all other respects shall comply with the resolution above cited; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

765-48-BZ

APPLICANT—Paul Friedman, for Sol and Ray Solomon, owners (Alvin M. Ziegler, lessee).

SUBJECT—Application reopened December 7, 1954 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the use of an open lot as a miniature golf course, with an office and store.

PREMISES AFFECTED—36-02 to 36-20 Ocean Boardwalk and 113 Beach 37th street, northeast corner of Ocean

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Boardwalk, Block 308, part of Lot 1, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Alvin M. Ziegler.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended and time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on March 8, 1949 this application was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit in a residence use district, for a term of two years, to permit the use of open lot as a miniature golf course on condition that store building existing without permit along boardwalk shall be removed and no building shall be erected on entire plot, except existing one story frame office building; and

WHEREAS, on June 21, 1949 the application was reopened and resolution was amended to read, "* * * that a temporary certificate of occupancy to permit the operation of the miniature golf course with office incidental thereto as permitted, may be issued by the borough superintendent to permit its operation prior to removal of frame store building facing boardwalk, which is required to be removed by resolution adopted March 8, 1949"; and

WHEREAS, on October 10, 1950 and May 6, 1952 the term of variance was extended for terms of two years—expired October 1, 1954; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on December 7, 1954 and set for hearing on January 18, 1954 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent, which has been filed, and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 18, 1954 after due notice by publication in the Bulletin; laid over from January 18, 1955, for inspection; date to be set; then set for further hearing on February 23, 1955; then laid over to March 15, 1955, for inspection and decision; hearing closed; and

WHEREAS, the decision of the borough superintendent, dated October 4, 1954 acting on B. N. 5678-48, reads:

"1. The continued use of a miniature golf course beyond October 1, 1954 in a residence district is contrary to ruling of Board of Standards and Appeals under B. Z. 765/48."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 8, 1949, as thereafter amended by resolutions adopted through May 6, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"granted under section 7e for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolutions above cited shall be complied with in all respects; and that all permits required, including a new certificate of occupancy shall be obtained and all work completed within three (3) months from the date of this amended resolution" (Misc. App. 5678/48 and B. N. 5678/48).

414-54-BZ

APPLICANT—Schrack and Harrington, for Lango Realty Corp., owner.

SUBJECT—Application May 25, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—33-37 29th street, east side, 265 ft. north of 34th avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Charles Crisa.

For Opposition: Charles P. Yarcel, Mae Boyd, Erna Kimmer, Mary Ambruso, Louise Yarcel and Frank Lachsteiner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 15, 1955, for inspection and decision; hearing closed; no further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; 29th street is in residence and business use, B area, class 1½ height districts; 34th avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1954 acting on Alt. Applic. 2364-53, reads:

"1. Parking and storage of motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.02 ft. frontage by 100.10 ft. in depth, presently vacant; that it is proposed to permit the parking and storage of motor vehicles on unbuilt upon plot; and

WHEREAS, the applicant contends that the surrounding neighborhood is rather completely developed and there is obviously not sufficient parking space, either garage-wise or on the streets, to take care of the needs; that the parking lot will be a benefit to the neighborhood and will in no way be detrimental to adjoining properties; and

WHEREAS, the applicant states that the present owner has held title to the property since September 28, 1953 and that the assessed valuation of land is \$6,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of more than five motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received May 25, 1954", 2 sheets, on condition that there shall be retaining walls, to height of adjoining grades, constructed on the side and rear lot lines at the expense of this owner, which shall be sufficient to retain and protect the adjoining banks and buildings; that this plot shall be leveled substantially to the grade of 29th street and surfaced with clean gravel or steam cinders treated with a binder and properly rolled; that there shall be erected on the interior and rear building lines a woven wire fence of the chain link type not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the street line of 29th street with one opening for exit and entrance and with curb cut opposite not over 15 ft. in width; that such opening shall be fitted with a gate of similar construction as the fence, which shall be

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kept closed when the parking lot is not in operation; that during the term of this variance the premises shall be occupied for no other use and no building shall be erected thereon; that signs shall be restricted to one sign attached to the fence, not extending beyond the building line and not illuminated, advertising only the parking and storage use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such sign shall not exceed 15 sq. ft. in area; that such portable fire-fighting appliances shall be maintained in a convenient location as may be required by the Fire Commissioner; that the arrangement of the lot shall be as indicated on plans filed with this application, marked "Received May 25, 1954", 2 sheets; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

614-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Jacob Nathanson, owner.

SUBJECT—Application July 26, 1954 (decision of the borough superintendent), under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in a residence and retail use district, for a term of twenty-one years, the erection and maintenance of more than one building on a lot, a super market and a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, with an entrance, show window and sign nearer the residence use district than is permitted.

PREMISES AFFECTED—1101-1111 63rd street and 6209-6223 11th avenue, northeast corner, Block 5731, Lot 2, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating 2

Negative: Chairman Murdock and Deputy Chief Conolly 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for inspection and decision; then to March 1, 1955, for further consideration; then to March 15, 1955, applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 63rd street are in residence and retail use, C area, class 1 height districts; 11th avenue is in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 16, 1954 acting on N. B. Applic. 737-54, reads:

"1. The proposed construction of a supermarket partly within a residence use district is contrary to the Zoning Res. Art. II Sect. 3.

2. The proposed construction of a gasoline service station, lubricatorium, car washing, minor auto repairs, office and sales, storage, parking and storage of motor vehicles, loading and unloading within a retail use district is contrary to Art. II Sect. 4A of the Zoning Res.

3. The show window sign and entrance to the gas station on 63rd St. with curb cut is contrary to the Zoning Res. Art. II Sect. 7A."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. 4½ in. and 132 ft. 8 in. frontage by 125 ft. 4 in. in depth, irregular, presently vacant; that the property is in a class C area district and a class 1 height district; that the

portion of the premises within 100 ft. of 11th avenue is in a retail use district and the remainder is in a residence use district; that as of July 25, 1916 that portion of the premises within 100 ft. of 11th avenue was in a business use district and received its present use classification on May 20, 1952; that it is proposed to erect a modern supermarket and gasoline service station; that the contemplated supermarket and gas station accessory building will be one story in height, of class 3 construction, having a frontage of 62 ft. 8 in. on 11th avenue and 100 ft. on 63rd street; that the gas station accessory building will contain the conjunctive uses of lubricatorium, car wash, minor auto repairs, office and sales and storage on the gas station proper, ten 550 gallon gas tanks and six dispensing pumps; that the balance of the open area will be used for loading and unloading for the supermarket and parking and storage of motor vehicles; that the 100 ft. portion of the supermarket is a permissible use in the retail zone; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and will be entirely in accord with surrounding architecture; that the erection of the supermarket on the north end of the plot together with the two-family dwelling on the east side of the plot will completely isolate the gas station so that none of the adjoining properties can be affected; that the 10 ft. yard at the rear of the supermarket will afford additional permanent light and ventilation for the adjoining dwelling on lot 15 in block 5731; that as there is only one small gas station within the affected area in block 5717, lot 1, the erection of a modern supermarket together with a modern gas station with parking of cars is a much needed and vital service to the community; that 11th avenue and 63rd street are heavily trafficked streets and as such the proposal is entirely within keeping at this point; that the contemplated curb cuts on 63rd street are required for efficient operation of the gas station and will be buffered from the rest of the block by the dwelling to be erected to the east; that the proposed curb cuts will not affect the residential aspect of private garages on the said street; that the show window facing 63rd street sets 70 ft. back of the 63rd street building line; and

WHEREAS, the applicant states that the present owner has held title to the property since April 12, 1954 and that the assessed valuation of land is \$21,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant failed to file revised plans showing a reversed arrangement of the gasoline station and the supermarket, although requested to do so; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions f, e, i, and A of the zoning resolution, based on plans as submitted showing corner portion of premises proposed for gasoline station.

Resolved, that the decision of the borough superintendent, acting on N. B. App. 737/54 Objections 1, 2 and 3, be and it hereby is affirmed and that the application be and it hereby is denied.

684-54-BZ

APPLICANT—Ivan Pinsker, for Nicholas Salerno, owner, Hilgro Boat Yard, lessee.

SUBJECT—Application August 11, 1954 (decision of the Department of Marine and Aviation), under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station for the storage and sale of marine white gasoline to boats.

PREMISES AFFECTED—161-45 Cross Bay boulevard, east side, 225 ft. south of 161st avenue, Block 14189, Lot 72, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Ivan Pinsker.

For Opposition: None.

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ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; laid over to February 23, 1955, for inspection and decision; hearing closed; then to March 15, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cross Bay boulevard and 161st avenue are in a business use, D area, class 1 height district; and

WHEREAS, the decision of the Department of Marine and Aviation dated July 26, 1954, acting on Applic. No. 540861, reads:

"The proposed installation violates the Zoning Resolution, Sec. 4a-(46)."

and
WHEREAS, the applicant states that the premises consist of a plot, 80 ft. frontage by 84.5 ft. in depth, presently used as a boat yard; that it is proposed to install two 550-gallon buried gasoline storage tanks and one approved dispensing pump; and

WHEREAS, the applicant contends that the present use of the boat yard is legal and permitted by the zoning resolution and the department of marine and aviation; that an average of 75 boats are regularly stored and docked at the subject premises by clients of the lessee; that the sale of gasoline is a usual service of the present day boat yard and such service is continually being requested by regular customers of lessee; that the Board has in the past, under section 7f permitted such storage and sale of gasoline by neighboring boat yards, which are to this day so operating and the lessee requests permission to be allowed to furnish the same basic services as his competitors in the immediate vicinity by being permitted to sell marine gasoline; that the brand of gasoline (Texaco) which lessee desires to sell is not at present being offered for sale in the vicinity of the subject premises and the Board's permission to install facilities for such storage and sale will allow the mariners who use Shell Bank basin a wider choice of products they may purchase, and those who prefer that brand, an opportunity to have same available on need; that the proposed installation will in no way alter the present appearance of premises at Cross Bay boulevard street front as the proposed tanks will be buried and proposed pump will be at the water end of the property approximately 85 ft. from the street side; that street traffic conditions will in no way be altered as product sale is proposed for boats only; that if proposed installation is permitted it will be made under plans approved by the Board, the department of marine and aviation and the fire department, and under the supervision of the two departments mentioned herein; that adequate fire extinguishing appliances as required by the fire department will be provided; and

WHEREAS, the applicant states that the present owner has held title to the property since October 25, 1948; that the assessed valuation of land is \$5,600 and that the building was erected in 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under the original powers granted by the Legislature to this Board, to permit the sale of gasoline at the rear to boats, substantially as proposed and as indicated on plans filed with this application, marked "Received August 11, 1954", 5 sheets, *on condition* that the installation shall be substantially as proposed and maintained to the satisfaction of the fire commissioner and the Department of Marine and Aviation; that no signs shall be erected

in connection with such sale of gas except there may be a neat sign not exceeding 10 square feet in area attached to the float, advertising the sale of gasoline to boats; and that in all other respects the installation shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

771-54-BZ

APPLICANT—Burke, Green and Groh, for Edna Delmoor, owner.

SUBJECT—Application October 5, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use, G-1 area district, the extension of existing building, without the required setback from mapped street.

PREMISES AFFECTED—132-10 Hook Creek boulevard, northwest corner of 132nd road, Block 12981, Lot 118, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Arthur McGee.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; laid over to March 15, 1955, for decision after additional information has been obtained as to widening of Hook Creek boulevard; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, G-1 area, class ½ height district; Hook Creek boulevard and 132nd road are in residence and local retail use, G-1 area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1954 acting on Alt. Applic. 2715-53, reads:

"1. The extension of a building within a G-1 Area District without the required 15 ft. setback from a mapped street as laid out upon the City Map is contrary to Art. IV Sec. 16c of the Zoning Resolution."

and
WHEREAS, the applicant states that the premises consist of a plot, 110.21 ft. frontage by 199.15 ft. in depth, irregular, on which is located a structure of class 4 construction used as a dwelling; that the property referred to is presently in a residence use, G-1 area, ½ height district; that on July 25, 1916 the property was zoned as a residence use, one times height, D area district; that on October 26, 1934 it was rezoned to an E district and on June 30, 1952 the present height and area designations became effective; that there is no zoning amendment relating to this property pending at the present time; and

WHEREAS, the applicant contends that this case was first brought before the Board under Cal. No. 114-54-A, to permit reconstruction of that portion of the building which was in the bed of a mapped street; that the Board granted this variance, but it was pointed out that this building was also in a G-1 area district and would not set back the required number of feet if the proposed building line was taken into consideration and it therefore was decided that it was necessary for a zoning case to be filed to request a further variance to permit the existing building to remain without the required setback of a G-1 area district; that this case is therefore filed in conformance with the request of the Board and request is made that the Board favorably grant this variance to enable the reconstruction work on this old house to be completed; that the owner of these

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premises is living in said house under severe hardship; that the house was erected prior to 1900 and was purchased by the present owner with the idea in mind to remodel and renovate the same to fit the modern mode of living; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1952; that the assessed valuation of land is \$2,000 and of the building \$6,000 making a total of \$8,000; that the building was erected 1900; and

WHEREAS, it has been ascertained that there is no current proposal to widen Hook Creek boulevard; and

WHEREAS, the Board found that the provisions of Section 7 subdivision c are inapplicable and that the application can be considered only under Section 21 as to variance of area requirements; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit omission of front yard and to permit the location of an addition as proposed along the proposed widening line, as indicated on plans filed with this application, marked "Received October 5, 1954," 4 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board under Cal. 114-54-A on July 27, 1954; and that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

914-54-BZ

APPLICANT—Edward B. Moebus, for Lockwood Greene Engineers, Inc. (Western Electric Co., Inc., owner).

SUBJECT—Application November 30, 1954—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in a business and manufacturing use district, the erection and maintenance of a structure to be used as a repair shop, warehouse, office, more than the permitted height within two miles from an airport.

PREMISES AFFECTED—135-02 Springfield boulevard, southwest corner of Merrick boulevard, Block 13007, Lot 31, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: George F. Knapp and Edward B. Moebus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in business and manufacturing use, B and D area, class ½ height districts; Springfield boulevard and Merrick boulevard are in local retail and business use, D area, class ½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 1, 1954 acting on N. B. Applic. 2469-54, reads:

"1. The erection of a structure within two miles from the boundary of any publicly owned or controlled airport must conform with Article III Sec. 9-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 971.98 ft. frontage by 620 ft. in depth, irregular, on which are located three vacant stores, to be demolished; that it is proposed to construct two ventilation equipment penthouses and one stair penthouse to an elevation 4 ft. 9 in. above the legal height limit; and

WHEREAS, the applicant further states that the proposed building is located approximately 1¾ miles from the boundary of the New York International airport property and over two miles from the nearest runway; that under the provisions of section 9A no advantage may be taken of setbacks in increasing the height allowed above the base figure obtained by multiplying the width of the street (but not more than 100 ft.) by the height factor; that Springfield boulevard on which the building faces varies in width from 140 ft. to 180 ft. in front of the site; that the site is located in a class ½ height district and hence the maximum legal height above the legal curb is 50 ft.; that with the legal curb elevation of 20.72 ft. in front of the building, the maximum legal elevation for construction is 70.72 ft.; that the top of the penthouses which it is proposed to construct would be at elevation 75.46 ft. or 4 ft. 9 in. above the legal limit; and

WHEREAS, the applicant contends that the Civil Aeronautics Authority has been contacted and they have no objection to the construction of the penthouses at this elevation; that at the point where the Long Island railroad crosses Springfield boulevard approximately 600 ft. south of the building (which point lies between the building and the airport), there are two steel towers supporting a power line; that the top of these towers are at elevation 105.5 ft., which is approximately 30 ft. higher than the proposed construction; that as the power line runs towards the northwest it drops approximately 15 ft., but it is still 10 ft. to 15 ft. higher than the proposed construction; that public school No. 37, at Belknap avenue and 137th avenue, which is approximately 1,000 ft. south of the proposed building, has a top elevation of approximately 90 ft. which is approximately 14 ft. higher than the proposed construction; that the height district was changed from class 1 to class ½ on June 30, 1952; that if the height district was still class 1, it would be permitted to build to elevation 108.22 ft. or 32 ft. 9 in. higher than proposed; that the legal curb elevation of Merrick boulevard (100 ft. wide) opposite the northwest corner of the building is 27.2; that if they were permitted to use this as a basis, they would be able to build to elevation 77.20 ft. which is approximately 1 ft. 9 in. higher than the proposed construction; that the building is set back from Springfield boulevard 40 ft. and the penthouses are set back 51 ft. from the front of the building; that the stair penthouse is on the exterior of the building at the south, but the two ventilation equipment penthouses are located 99 ft. from each side of the building and are practically invisible, so that appearance-wise they cannot be considered objectionable; that the relocation of the ventilation equipment from penthouses on the roof to space on the 2nd floor of the building has been considered; that this however would cause a great hardship to the company as the building is a distributing warehouse which includes extensive repair shop facilities on the 2nd floor for the repair of telephone equipment; that the 2nd floor has been very carefully laid out to make the most economical use of the space and with an eye to proper flow for efficient operation; that to rearrange the equipment to provide approximately 2,000 sq. ft. of space for the ventilation equipment would necessitate extensive changes to the equipment layout and result in a much less efficient arrangement for flow of materials being repaired; that obviously a less efficient arrangement of repair facilities would increase the handling costs of the equipment being repaired thereby subjecting the company to the permanent hardship of higher production costs; and

WHEREAS, the applicant states that the present owner has held title to various lots since 1951, 1952, 1953 and 1954; that the assessed valuation of land is \$183,200 and of the building \$18,000 making a total of \$201,000; and

WHEREAS, the Board deemed that this was an appropriate case in which to exercise its discretion to grant a variance

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under Section 9A of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 9A, to permit the height of the proposed building to be substantially as proposed and as indicated on plans filed with this application, marked "Received, November 30, 1954" (7 sheets), and "February 9, 1955" (one sheet), *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable thereto and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 12:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 15, 1955, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

915-51-SA

APPLICANT—The American Laundry Machinery Company, owner.

SUBJECT—Application reopened September 15, 1953—for amendment to resolution as to additional models—re American Truclean Dry Cleaning Unit complete or separate installation of the Washer, Extractor Unit, Filter or Service Unit; previously approved.

APPEARANCES—

For Applicant: Richard E. Lester.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 915-51-SA

Subject: Amendment to resolution as to additional models.

American Laundry Machine Company requested by letter dated July 20, 1953 that the resolution adopted March 17, 1953 under Cal. No. 915-51-SA to include the use of the approved unit with 140°F Solvent and the inclusion of additional models to be used with both 105°F and 140°F Solvent. The application was reopened by a vote of the Board September 15, 1953.

Purpose

The appliance is a dry cleaning unit using a solvent having a flash point of either 105°F or 140°F.

Description

The Truclean unit, approved by the Board March 17, 1953 under Cal. No. 915-51-SA consisted of the following: Washer Extractor; Filter and Still. The additional equipment requested consists mainly of tumblers of various sizes. The tumbler is designed for drying and deodorizing dry cleaned work. There is incorporated on the door, an electrically interlocked door latch and the latching or unlatching of the door automatically starts or stops the tumbler. The cylinder of the tumbler is galvanized steel and the speed of the cylinder is 33.6 rpm. The heating is done by multiple

fin-type continuous tube heater. The tumblers are also so designed that a safety relief door is located at the rear of the machine; a keeper bar, cast as part of the door, engages a latch on the arm of a counterweight. When the safety relief door is forced open, the keeper bar is disengaged from the latch allowing the counterweight to drop thereby automatically opening a steam valve. The opening of this steam valve admits live steam into the interior of the tumbler acting as a fire extinguisher. The steam fire extinguisher is also operated by a fusible link. A wire fastened to a second counterweight is connected to a fusible link mounted in the exhaust air duct; should the exhaust air reach a temperature great enough to melt the fusible link the wire is released; this allows the counterweight to drop, thereby opening the steam valve.

The tumblers are of a size of 36" x 30" drum size and 44" x 42" having a capacity of 47½ lbs. of wash and 103½ lbs. of wash respectively. All tumblers are equipped with explosion proof motors.

The applicant has also requested approval of the American 60 lbs. capacity Truclean, Two Bath unit with self contained solvent circulating tank. The washer extractor has a capacity of 60 lbs. The filters have a capacity of 3,000 gph each; the still is designed to operate with twenty to thirty lbs. steam pressure; one full automatic electro-pneumatic control; one service unit consisting of water separator tank; make-up and still feed tank, moisture absorber, still pump and service pump; base tank; auxiliary tank; two solvent heaters and all necessary piping and valves. An underground storage tank of 1,080 gal. or less capacity will be installed but is not an integral part of the appliance as submitted for approval.

Recommendation

The Committee on Test recommends that the resolution adopted March 17, 1953 under Cal. No. 915-51-SA be amended to include the tumblers herein described and the American 60 lb. capacity Truclean, Two Bath unit and that on condition that the motors are of the explosion proof type.

The Committee further recommends that the unit herein recommended for approval and those units approved March 17, 1953 under Cal. No. 915-51-SA may be used with solvents having a flash point of 105°F or 140°F on condition that all motors are explosion proof motors and that the requirements of the resolution adopted March 17, 1953 under Cal. No. 915-51-SA are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 17, 1953 in accordance with the above report.

136-53-SA

APPLICANT—Ace Cabinet Corporation, owner.

SUBJECT—Application February 5, 1953—Ace Clothes Dryer (gas fired), Model 400, approval of.

APPEARANCES—

For Applicant: Milton Herzer.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 136-53-SA

Subject: Ace Clothes Dryer, Model 400, approval of.

Ace Cabinet Corp., New Bedford, Mass., filed February 5, 1953 an application with the Board of Standards and Appeals for approval of the Ace Cabinet Dryer, Models 400 and D-14 under the provisions of C26-191.0 and Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance, a gas heated commercial drying tumbler is to be used for the drying of clothes by forcing hot air through the tumbling clothes.

Description

The clothes dryer consists of a cabinet with a 48½" over-all height, 34½" wide and 29¾" deep. Its shipping weight is approximately 375 lbs.

The cylinder in which the damp garments are placed is of perforated galvanized steel construction, spot welded and having the following dimensions. Inside diameter 31" and 19" deep front to back. There are four integral ribs in the basket for assisting in the tumbling action.

The clothes drying cylinder is driven through a compound "V" belt drive from a ¼ horse power capacitor type motor turning 1725 RPM. The drum rotates through this compound "V" belt drive at approximately 40 to 42 RPM.

The air is caused to move through the machine by a blower located at the lower left hand side of the machine at the rear. The blower is driven from the single ¼ horse power motor which also drives the main cylinder as described above. The blower is designed to move approximately 400 cubic feet of air per minute through the machine and discharges the air out of doors. The entire drive assembly is located at the rear of the machine and is completely housed in a solid sheet metal back panel.

The heat for drying is generated in upper right side of the machine within an aluminized steel burner chamber and the pipe burner assembly. This pipe burner is located in the combustion chamber. The pipe burner assembly comes as a complete packaged unit with the following safety controls:

1. Automatic pilot safety valve which will shut off all the gas in the event of pilot failure.
2. An automatic self-contained modulating temperature control valve.
3. A solenoid valve which is in series with the timer control, a door interlock switch, a high temperature limit control switch. The action of these switches being as follows:
 - (a) The time switch shuts off the gas, blower and motor drive at the completion of the drying cycle.
 - (b) The door interlock switches shut off the gas and drive motor in case either the main door or lint door is open while the machine is in operation.
 - (c) The high limit control switch located in the bonnet of the machine is of the automatic re-set type of switch. This switch as long as the blower is operating satisfactorily will be kept cool by the room temperature air flowing into the burner compartment. Should the air cease to move through the machine for any reason, all the heat from the burner will back up and cause the limit switch to operate, shutting off all the gas and keeping it off until the machine has cooled sufficiently to reset the switch.

There are no combustible parts to this appliance other than the wiring insulation.

The dryer is also equipped with a built-in lint trap located at the front base of the machine. This lint trap screens out all lint before the air passes into the blower and subsequently the exhaust duct.

Inspection and Test

The appliance was inspected and tested by Asst. Engr. J. A. Darts, Committee on Test and found to operate as designed. All safety features operated as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the Ace Tele-coin Tumble Dryer, Models 400 known as D-14 be approved under C26-191.0 for voluntary installations when installed in accordance with this report and the requirements of Article 12, Sub. Article I of the Administrative Building Code.

It is further recommended that each machine bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 136-53-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

735-48-SA—Vol. II

APPLICANT—Gale Engineering Company, for The Mettler Company, Inc. owner (Gale Engineering Company, agent).
SUBJECT—Application for consideration—reopening as Vol. II and report as to change of ownership—re Mettler Cntrained Combustion Gas Burners and Fan-Air Mechanical Draft, Automatic Gas Burners; previously dismissed.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to change of ownership.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

650-39-SA—Vol. I

APPLICANT—The Patterson-Kelly Co., Inc., owner.
SUBJECT—Patterson Type 'O' Fuel Oil Preheaters, approval of.

APPEARANCES—

For Applicant: William J. Feigley.

ACTION OF BOARD—Application withdrawn as to Vol. I.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

650-49-SA—Vol. II

APPLICANT—William J. Feigley, for The Patterson-Kelly Company, Inc., manufacturer.
SUBJECT—Application for consideration—reopening as Vol. II—re Patterson-Kelly Fuel Oil Heater with Fuel Oil Detector.

APPEARANCES—

For Applicant: William J. Feigley.

ACTION OF BOARD—Application reopened as Vol. II to consider new model.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

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364-52-SM

APPLICANT—Laue Bros. Inc., for Joanna Western Mills Company, owner-manufacturer.

SUBJECT—Application for consideration—reopening as for further consideration and amendment—re Joanna Vinylized Wall Fabric; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened to amend report and for further test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

941-53-A

APPLICANT—Clinton Brown, for Romulus Corp., owner (General Switch Corp., lessee).

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—238-248 North 9th street and 45 Roebling street, southeast corner, Block 2314, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Clinton Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 13, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1954, by adding thereto:

“that nothing herein contained shall be deemed to limit the right of the owner to comply with the requirements of the Administrative Code as amended, in lieu of compliance with the terms of this resolution.” (Sprinkler Applic. 1486/53)

532-54-A

APPLICANT—M. Allen Schlendorf, for Amelia Trunz, owner (Trunz, Inc., lessee).

SUBJECT—Application June 25, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—1672 Sheepshead Bay road, west side, 37 ft., $\frac{3}{4}$ in. north of Voorhies avenue, Block 7461, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. A. Schlendorf.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, Order No. 4924-4 issued by the Fire Commissioner June 2, 1954, reads:

“1. Discontinue and remove the direct method of refrigeration from that part of the building prohibited by C19-98.0-b, Administrative Code.”

and

WHEREAS, the applicant states the building is two stories, 20 ft. in height, 20 ft. by 65 ft. in area, of Class 3 construction, erected on a lot 20 ft. by 65 ft. in area, prior to 1925, located

in a business use, D area, Class One height district, and used and occupied since 1925—1st floor meat and grocery store, 8 persons; 2nd floor—storage and locker rooms in conjunction with the first floor store for which use and occupancy the applicant states no Certificate of Occupancy has been issued; the building is provided with one 3 ft. wide interior wood stairs enclosed in partitions of wood studs, wood lath and plaster equipped with wood doors which are not self-closing; stair hall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states that a store occupies the entire first floor and second floor is used solely by the store employees as locker rooms, toilet and lunch room; that there are two one and one half ton freon compressors on the second floor using 12 pounds of refrigerant each; one is located in the front room and the other in the rear or former kitchen of the second floor; that this installation consists of a direct system, Class B, using a non-hazardous type of refrigerant; that both machines are within wire enclosures and there are no open flames in the vicinity of them; that both rooms have window ventilation in excess of the requirement of the Code; and

WHEREAS, the applicant contends buildings in this area have no cellars due to high tide conditions; that mechanical refrigeration has been maintained in these premises since 1925; that due to high tide conditions it has become necessary to build up the first floor level; that compressors formerly located on the first floor have been flooded; that with the increased business demand for space requirements on the first floor it became necessary to eliminate the residential occupancy on the second floor and use it for employees rest rooms and to locate the compressors on this floor to safeguard them from tidewater; that in view of the fact that there are no definite provisions in Section C19-98.0 of the Administrative Code regarding freon refrigerant and as it is free from harmful effects and since there are no fire hazards involved it is requested that the Board permit these two compressors to remain on the second floor.

Resolved, that the decision of the Fire Commissioner as expressed in Order No. 4924-4, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the refrigeration machines to be located as proposed on the second floor as indicated on plans filed with this appeal marked, “Received, June 25, 1954” (2 sheets), *on condition* that such system shall be maintained to the satisfaction of the Fire Commissioner.

970-54-A

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

SUBJECT—Application December 23, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—125-01 Queens boulevard, northwest corner of Hoover avenue, Block 9653, Lot 1, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: S. H. Greenhill, R. H. McKay and H. G. Collins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1954, on N.B. App. 441-54, reads:

“3. Maximum distance to exits on other than ground floor must not exceed 125 ft.

4. Exits must be remote. Sec. 6.1.2.4-4 B.C.

6. Exits must not be obstructed or exit doors locked. Sec. 6.1.2.4. Sec. 6.1.11.d. Sec. 6.2.3. B.C.

9. Portions marked mezzanine do not comply with code requirements for mezzanines. Provide proper exits from same, treating each level as a separate floor.

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10. Two means of egress must be provided from all portions of building.

11. Stair leading to floor below legal grade must be separated from portion of stair above grade as required by Sec. 6.4.1.8.2.d B.C."

and

WHEREAS, the applicant states the building will be 8 stories and penthouse, 100 feet in height, 357.6 feet front by 326 ft. 6 in. in depth at first floor, 234 feet by 313.6 feet in area at typical floor level, Class 1 construction, erected on a lot 510 feet by 663 feet, irregular in area, in a business and residence use, D area, Class 1 height district; used and occupied: Cellar—storage and utilities, 40 persons; Basement—Offices and courts, 980 persons; 1st floor—offices, court and kitchen, 1162 persons; 2nd floor—offices and prison cells, 283 persons; 3rd floor—offices, courts and cells, 620 persons; 4th floor—offices, cells and dayrooms, 200 persons; 5th floor—offices, cells and grand jury room, 240 persons; 6th floor—offices, cells and dayroom, 195 persons; 7th floor—offices, library, occupational therapy, 200 persons; 8th floor—offices, chapel and recreation roof, 150 persons. The building will be provided with an approved standpipe system and an approved interior fire alarm system and regular monthly fire drills be maintained. There will be six interior stairs, running up to the 4th floor and two additional stairs throughout the building; there will be two fire towers; six of the interior stairs extend to roof bulkhead; and

WHEREAS, the applicant states part of proposed building will be utilized as a prison and as such certain construction features are required that do not meet the normal requirements of the Administrative Building Code; that the design and plan of the building develop practical application of modern theories concerning custodial institutions and afford the maximum protection against fire as well as escapes and suicides; and

WHEREAS, the applicant contends as to Objection 3, that the cell-block lock construction proposed and the necessity for maintaining maximum control of prisoners, dictates the extended distance of 157 feet from the farthest cell to the exit stairs; that as there is no combustible material present and the area is under 24-hour control, it is requested the Board accept the 32 foot excess distance to exits; and

WHEREAS, the applicant contends as to Objection 4, that the location of stairs proposed provides maximum control of prisoners with a good concentration of guards; that fire drills will be held at regular intervals and orderly evacuation of floor areas could be quickly accomplished in event of emergency; and

WHEREAS, the applicant contends as to Objection 6, that locks on exit doors are necessary to minimize the possibility of escape of prisoners; that Section 6.2.3 of the Code permits locked doors in places or institutions of legal restraint; that the proposed prison is within this category; and

WHEREAS, the applicant contends as to Objection 9, that the areas marked "mezzanine" as shown on plans marked Nos. 22 and 27 filed with this appeal are a double tier cell block construction used to afford maximum security and allows a guard to view both tiers on one tour of duty; that there will be intra-floor stairs from the upper tier to the main floor of each story and exit facilities are provided from the main floors at each story at the control center; that the building could not be used as a prison if a variance of this provision is not permitted; and

WHEREAS, the applicant contends as to Objection 10, referring to the dead file space, women's toilet shown on sheets 19 and 20, the waiting room area shown on sheet 21 and the gymnasium and occupational activities area shown on sheet 25 of plans filed with this appeal, that in some of these areas necessity for control of prisoners and in other areas separation of prisoners from civil employees dictate the single means of egress; that the arrangement proposed affords the maximum control required throughout the prison portion of the building; that the areas in most cases are less than 2,500 square feet and will be occupied by less than the 75 persons allowed by the Building Code for an area with a single means of egress; and

WHEREAS, the applicant contends as to Objection 11, referring to stairs 2 and 3 as shown on sheet 2 of plans showing the court wing, that the legal grade is the mean of all grades of the total area covered by this building would be elevation 74.92 feet and the level of the ground floor in the court wing is elevation 73 to 68 feet; that this floor is at legal grade and should be treated in accordance with the Code which would not require the stairs at the southwest and southeast corners of the court wing to be separated; and

WHEREAS, the applicant contends that the provisions of the Building Code dealing with exit facilities on the basis of normal requirements for persons not held in restraint are inconsistent with the needs of a building in which the means of exit or escape must be minimized and if possible eliminated; and it is therefore requested a variation be granted from a decision of the Borough Superintendent, Objections 3, 4, 6, 9, 10 and 11 and such decision be modified to permit the approval of the filed plans.

Resolved, that the decision of the Borough Superintendent, acting on N. B. App. 441 of 1954, Objections 3, 4, 6, 9, 10 and 11, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, and as shown on plans filed with this appeal marked, "Received, December 23, 1954" (33 sheets) and *on further condition* that under Section 6.2.3. of the Building Code the exemption shall apply only to the section having cell blocks and where persons are held under legal restraint.

848-52-A—Vol. II

APPLICANT—M. Martin Elkind, for 115 East 10th Street Corp., owner.

SUBJECT—Application reopened April 6, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2-6 Montgomery street, west side, from East Broadway to Division street; 247 Division street and 258 East Broadway (2nd floor); Block 286, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn. Applicant stated meeting room occupancy had been removed from second floor.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4
Negative 0

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Marck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Laid over to March 22, 1955, at 2 P.M., for further consideration and report from Dept. of Hospitals.

376-54-A

APPLICANT—Sidney Daub, for Cosmopolitan Corp., owner.

SUBJECT—Application May 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue (Block 1273, Lot 22), Borough of Manhattan.

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APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P.M., for inspection and decision; hearing closed.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 2 P. M., applicant to file further revised plans.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 22, 1955, at 2 P. M., applicant to report to Board.

675-54-A

APPLICANT—Lama, Proskaner and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and E. A. Meyer, Fire Dept.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P. M., pending action by the Board as to approval under Application 88-54-SA.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.

SUBJECT—Application October 11, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P.M., for inspection by a committee of the Board and decision; hearing closed.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Owner: Harriet Jacobs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P.M., at the request of applicant.

(Remaining Minutes of the Meeting of March 15, 1955 will be printed in the Bulletin of March 29, 1955.)

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, March 25, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the

PUBLIC HEARING

solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used

and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-flammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "heretofore established" shall mean those dry cleaning establishments established on or after January 1, 1953 up until the effective date of these Rules.

1.5. The term "hereafter established" shall mean those dry cleaning establishments established after the effective date of these Rules.

1.6. The term "flammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

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- 1.7. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.8. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals and Affidavits.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings by either the owner, lessee or agent of such premises on forms customarily furnished by the Department and an approval of the Department of Housing and Buildings obtained thereon.
 - 2.1.1. Before the Department of Housing and Buildings shall approve any plans of such hereafter established dry cleaning establishment which are Class B dry cleaning establishments the Fire Commissioner shall approve the plans submitted to the Department of Housing and Buildings as required by Rule 2.1.
- 2.2. The proprietors or agents of any heretofore established cleaning establishment shall file with the Department of Housing and Buildings statements under oath on forms furnished by the Department of Housing and Buildings as to the aggregate dry load capacity of the dry cleaning unit or units and the gross floor area of said establishment used in accordance with the Zoning Resolution, Sections 4(a), 53(b), and Rules 3.1 and 3.2.
- 2.3. The requirements of Rules 2.1, 2.1.1 and 2.2 shall not apply to existing dry cleaning establishments. The requirements of Rule 2.2 shall not apply to those heretofore established dry cleaning establishments which have previously obtained approvals on plans from the Department of Housing and Buildings where information substantially similar to that required to be furnished under said Rule 2.2. is on file with the said Department of Housing and Buildings.
- 2.4. All premises which contain existing dry cleaning establishments as well as all heretofore established and hereafter established dry cleaning establishments complying with the provisions of Rules 2.1, 2.1.1, 2.2 and 2.3 shall not be required to obtain a special certificate of occupancy relating to the use of the premises for a dry cleaning establishment.
- 2.5. No dry cleaning unit shall be installed six months after the effective date of these Rules unless such unit is approved by the Board of Standards and Appeals or unless an application for approval of the cleaning unit is filed with the Board of Standards and Appeals and a calendar number issued in connection therewith and a statement under oath is filed by the proprietor of the dry cleaning establishment or his agent that the dry load capacity of such dry cleaning unit is not greater than sixty pounds as defined below in Rule 2.6.
- 2.6. The dry load capacity of all dry cleaning units for the purpose of these rules and the Zoning Resolution shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.7. No dry cleaning solvent shall be used six months after the effective date of these Rules unless such solvent has been tested and rated by the Fire Commissioner or unless an application for such testing

and rating of such dry cleaning solvent is made with the Fire Commissioner.

- 2.7.1. It shall be unlawful to use any dry cleaning solvent in any dry cleaning unit having a flash-point other than that for which the dry cleaning unit is designed.
- 2.8. Except as otherwise expressly required by these Rules, nothing shall require any change in the construction, use of occupancy of any existing dry cleaning establishment or any change in the construction, use or occupancy in any heretofore established dry cleaning establishment which conforms with Sections 4(a), 53(a), (b) and (c), and Sections 4 (A), 4 (B) and 4 (C) of the Zoning Resolution adopted by the City Planning Commission on January 21, 1953.
- 2.9. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No dry cleaning establishment which is a heretofore established dry cleaning establishment or a hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles. The use of such basement or cellar area may include the installation and use of a boiler, dead or cold storage, storage of supplies, storage and filtration of solvents and space utilized for specialized washing equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by the non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, tailoring and alteration of garments, fur cleaning and glazing, and fur storage.
- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building:
 - 3.2.1. which is of wood frame construction;
 - 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
 - 3.2.3. any part of which establishment is within 20 feet of any public building.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

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4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings of any such dry cleaning establishment shall be fire-retarded with one-hour fire resistive materials and doors or in lieu thereof with one approved automatic one-inch wet pipe sprinkler head located over the cleaning unit which shall have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

5.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following:

6.1. No power or heating boiler having a grate area in excess of 3 square feet shall be permitted in the same area or space where dry cleaning units are located

unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing, heretofore established or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. No smoking shall be permitted in any such establishment except Class A establishments where fewer than six employees are employed. Approved signs shall be conspicuously posted to that effect as directed by the Fire Commissioner.

7.3. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.4. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.5. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units.

8.2. All Class A dry cleaning establishments whether existing, heretofore established or hereafter established shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of any hereafter established dry cleaning establishment whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof or legal street grade of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan and the terminal of the exhaust, shall be at least five feet from any legal ventilating openings if said legal ventilating windows or legal ventilating openings lie on the

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same plane as the said exhaust terminal and when the said legal ventilating windows, or other legal ventilating openings lie on a plane which faces in the direction of the exhaust terminal the said terminal shall be at least 10 feet away from the same.

- 8.4. In all Class A dry cleaning establishments whether existing, heretofore established or hereafter established, all solvent used in the dry cleaning unit shall either (a) be received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system; or (b) be received and stored in a tank or tanks and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments whether of Class A or Class B or whether existing, heretofore established or hereafter established.

- 9.2. The proprietor of any Class A establishment whether existing, heretofore established or hereafter established, shall furnish to any person cleaning out a dry cleaning unit containing any chlorinated hydrocarbon solvent an approved type respirator for his use during the process of cleaning out any such unit.

- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

APR 20 1955

BULLETIN

OF THE

UNIVERSITY OF ILLINOIS

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 13

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

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DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*OFFICE—Municipal Building, Manhattan, Room 1014, Centre
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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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COURT DECISION

Matter of Swire Building Corp'n. vs. Board:—On April 21, 1953, the Board denied an application to grant a variance under Section 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the maintenance of existing building without the required setback from building line; Cal. No. 796-52-BZ; premises 191-193 Irwin Street, northeast corner of Oriental Boulevard, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Arkwright sustained the Board in the following decision:

Matter of Swire Building Corp'n (Board of Standards and Appeals of the City of N. Y.)—This is an application of the Board of Standards and Appeals of the City of New York to vacate an order of certiorari herein, to dismiss the petition upon which it was granted, and to affirm the determination of the board revoking a new building application and permit issued thereunder.

The premises affected by this proceeding are located at No. 191-193 Irwin street, Brooklyn, New York, and consist of a plot of 40 feet frontage by 112 feet in depth. The district maps which constitute a part of the building zone resolution show that the area in which petitioner's premises are located are in a business use, E-1 area and class 1 height district.

Prior to August 1, 1952, the petitioner filed plans for the erection upon the aforementioned property of a "Ranch House" type of dwelling. These plans were approved by the department of housing and buildings and a building permit was issued thereon. Petitioner then commenced the erection of the aforementioned dwelling upon said site. Thereafter, petitioner filed an amended plan which provided for an additional rear porch to the building. Upon examination of the amended plans, the department of housing and buildings discovered that the original plans previously submitted by the petitioners were in violation of the building zone resolutions, in that in an E-1 District, at the time the first plans were filed, the building resolution required a set-back of 15 feet to the street line.

Subsequently, the zoning resolution was amended to provide for a set-back of 10 feet.

An examination of the original plans led by the petitioner disclosed they provided for a set-back of only 7 feet. It was further ascertained that the building had been erected with a set-back of 6 feet, 2 inches, which was in violation of the plans previously submitted and the zoning resolution.

On the 10th day of October, 1952, the borough superintendent of Brooklyn advised the petitioner that the new building application was revoked since the same had been issued in error and was in violation of the Zoning Resolution of the City of New York.

On the 10th day of November, 1952, the petitioner appealed from the decision of the borough superintendent to the board of standards and appeals, pursuant to section 21 of the zoning resolution. After due notice, the aforementioned matter came on for a hearing before the board of standards and appeals, and all parties to the proceeding were afforded a full opportunity to present any and all evidence in this matter. Upon the hearing the petitioner's attorney admitted the plans submitted were in violation of law and that the same had been approved by the department of housing and buildings in error and claimed as the basis of its application for a variance of the area regulations that an innocent mistake had been made not only by the owner, its agents, servants and employees, but also by the department of housing and buildings. After a consideration of all the evidence and an inspection of the premises and the surrounding area, the board adopted a resolution denying petitioner's application.

The issuance of the permit by the building superintendent in the first instance was in direct violation of the provisions of the zoning resolution. It is clear that "no building permit by an administrative official could condone, or afford immunity for, a violation of law" (Marcus v. Village of Mamaroneck, 283 N. Y., 325, 330). Nor does a vested right flow from an illegally issued permit or certificate of occupancy notwithstanding that improvements or investments had been made in reliance thereon. Neither under such circumstances can the principle of estoppel and laches be invoked against the public interest (S. B. Garage Corp'n v. Murdock, 185 Misc., 55; Jacobson v. Murdock, N. Y. Law Journal, February 27, 1950, p. 710).

(Continued on page 520)

(Remaining Minutes of the Meeting of March 22, 1955
will be printed in the Bulletin of April 5, 1955.)
Annual Report for 1954.

CALENDAR

DOCKET

New Cases filed up to March 22, 1955

Cal. No. Dept. Premises Affected

191-55-A—H.B.M.—604 Riverside drive, southeast corner of West 138th street, Block 2086, Lot 54, Borough of Manhattan, Amendment to Alt. 1696-54—re multiple dwelling—construction, ventilation and egress.

192-55-A—F.D.—72 Towers lane, north side, 614.53 ft. east of Victory boulevard, Block 2665, Lot 20, Travis, Borough of Richmond, Decision re Order No. 3550-4—concrete wall enclosure.

193-55-BZ—H.B.Q.—45-05 94th street, southeast corner of 45th avenue, Block 1602, Lot 1, Elmhurst, Borough of Queens, Alt. 248-55—re parking and storage of employees' cars.

194-55-A—H.B.M.—524-544 West 52nd street, south side, 275 ft. west of 10th avenue, Block 1080, Lots 45-51, Borough of Manhattan, Alt. 9-55—re egress.

195-55-SA—Ingersoll Basement Oil-fired Forced Warm Air Furnace, manufactured by Ingersoll Conditioned Air Division of Borg-Warner Corp., Appliance.

196-55-SA—Ingersoll Suspended Oil-fired Warm Air Furnace, manufactured by Ingersoll Conditioned Air Division of Borg-Warner Corp., Appliance.

197-55-SA—Ingersoll Highboy Oil-Fired Warm Air Furnaces, manufactured by Ingersoll Conditioned Air Division of Borg-Warner Corp., Appliance.

198-55-SA—Ingersoll Counterflow Oil-Fired Warm Air Furnaces, manufactured by Ingersoll Conditioned Air Division of Borg-Warner Corp., Appliance.

199-55-SA—Oxweld W-45 Welding Blowpipe and Oxweld CW-45 Cutting Attachment, manufactured by Linde Air Products Co., Division of Union Carbide and Carbon Corp., Appliance.

200-55-BZ—H.B.B.—2376 Knapp street, northwest corner of Avenue X, Block 7410, Lot 184, Borough of Brooklyn, N.B. 331-54—erection and maintenance of refreshment stand and parking for patrons.

201-55-BZ—H.B.M.—545-547 Madison avenue and 30-54 East 55th street, southwest corner, Block 1290, Lots 48, 148 and 52, Borough of Manhattan, Amendment to N.B. 149-53—re loading berth, etc.

202-54-A—H.B.M.—44-50 West 28th street, south side, 100 ft. east of Avenue of The Americas (6th), Block 829, Lot 68, Borough of Manhattan, B.N. 66-55—re stairways, etc.

203-55-A—H.B.M.—20-24 2nd avenue and 30-32 East 1st street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan, Alt. 1904-54—re non fireproof building over 6 stories in height.

204-55-SA—Janitrol Gas-fired Floor Furnace (space heater), Model TAS, manufactured by Surface Combustion Corp., Appliance.

205-55-SA—Williams Oil-O-Matic Conversion Oil Burner, Model R-160, manufactured by Eureka Williams Co., Division of Henney Motor Co., Inc., Appliance.

206-55-SA—Connersville Multi-Jet Gas Rug Dryer, Models MJ-443-1350, manufactured by United Vacuum Appliance Corp., Appliance.

207-55-SA—Gilbarco Oil Burner and Esso Oil Burner, Models C6, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

208-55-SA—Gilbarco Gasoline Dispensers, Models 914B, 924B, 914BRC and 924BRC, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

209-55-A—H.B.Q.—107-17 86th avenue, northwest corner of 108th street, Block 9197, Lot 29, Richmond Hill, Borough of Queens, Alt. 352-46—re frame building, etc.

210-55-SM—Duo-Tex (fire retardant paint), manufactured by The Glidden Co., Material.

Restored to Docket

737-53-BZ—Vol. II—H.B.Q.—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens, Alt. 1641-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Carbon Dioxide Liquefier, RulesMar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...Mar.	15, 1955—Vol. 40, No. 11
Cements, Blended, Rules for Testing and Use ofMar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved formDec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, RulesJuly	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use ofApril	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)....Aug.	3, 1937—Vol. 22, No. 31
Elevator RulesMar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of BuildingsFeb.	1, 1955.
Exit Rules (Revolving Doors)June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules onMar.	11, 1952—Vol. 37, No. 11A
Factory Exit RulesFeb.	22, 1955.
Fire Alarm Rules (Interior)Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill RulesMar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing ofMay	26, 1954.
Fire Retarding Rules for Garages, etc.Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing ofApr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling forJan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting RulesOct.	19, 1954.
Gas Shut-Off RulesApr.	7, 1925—Vol. 10, No. 14
Hatchway ProtectionJune	5, 1928—Vol. 13, No. 23
Insulating Fib e Board RulesMar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...Feb.	11, 1947—Vol. 32, No. 6

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	Last Publication
Oil Burner RulesMay	25, 1954.
Opening Protective Assemblies, Rules for Inspection ofMay	27, 1954.
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and BuildingsSept.	7, 1948—Vol. 33, No. 36
Plumbing RulesAug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules ofSept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules forMar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.Nov.	17, 1953—Vol. 38, No. 46A
Sprinkler, RulesJune	29, 1937—Vol. 22, No. 26
Standpipe Fireline RulesJune	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MARCH 29, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 29, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

640-54-BZ

APPLICANT—Boris M. Dorfman, for 99 Ocean Avenue Corp., owner.

SUBJECT—Application August 5, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lots 1-4, Borough of Brooklyn.

Laid over from January 11, 1955, to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing previously closed; then to March 1, 1955, for applicant to submit a letter from the Borough Superintendent as to whether existing dining room on premises is permitted under the existing certificate of occupancy to be used by non-residents of subject premises; then laid over from March 1, 1955, to March 29, 1955, for inspection and decision.

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application reopened May 11, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.

SUBJECT—Application April 20, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use dis-

trict the change in occupancy on first floor from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 44, Borough of Manhattan.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision, without further argument; hearing closed.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Nyman, owner.

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence portion of a plot, located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

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779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street, and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to March 29, 1955, for applicant to file revised plans as suggested by the Board.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

Laid over from March 15, 1955, to March 29, 1955, at request of the applicant, objector concurring; no further requests for adjournment to be considered.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

Laid over from February 23, 1955, to March 1, 1955, for applicant to file revised plans, hearing closed; no further argument; then laid over from March 1, 1955, to March 22, 1955, for inspection and for information as to approved grades of streets and sewers from the applicant; then to March 29, 1955, for decision by the Board.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

Laid over from March 22, 1955, to March 29, 1955, at request of objector, applicant concurring.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

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SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

Laid over from March 22, 1955, to March 29, 1955, for further hearing, for appearance of the applicant and for inspection.

708-38-BZ—Vol. III

APPLICANT—Ribelle V. Perotto, for Bertha M. Carroll, owner (Gulf Oil Corporation, lessee).

SUBJECT—Application reopened February 8, 1955 as Vol. III re amendment of resolution—re (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles on an existing gasoline service station.

PREMISES AFFECTED—92-28 Horace Harding boulevard and 93-43 to 92-57 Queens boulevard, southeast corner, Block 2075, Lot 5, Elmhurst, Borough of Queens.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure

and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

413-54-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Kaplan, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing signs on front of building.

PREMISES AFFECTED—139 Schenectady avenue and 1120-1130 St. Marks avenue, southeast corner, Block 1360, Lot 14, Borough of Brooklyn.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under

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sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

937-54-BZ

APPLICANT—Samuel Rosenblum for 415 Madison Inc., owner.
SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail and restricted retail use district the erection and maintenance of an office building and bank without the required loading berth.
PREMISES AFFECTED—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MARCH 29, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 29, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

245-52-SM

APPLICANT—Ferro Pipe and Foundry Company, owner.
SUBJECT—Application April 7, 1952—Ferro Pipe and Foundry Co., Cast Iron Soil Pipe, approval of.

82-54-SM

APPLICANT—James B. Clow and Sons, owner.
SUBJECT—Application January 25, 1954—Clow I.P.S. Centrifugally Cast Iron Pipe (O.D.) (for suspended soil waste, downspout and vent lines), approval of.

847-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application December 7, 1951—Carrier Weathermaker, Models 38B4, 38B6, 38B8, approval of.

518-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application February 6, 1951—Carrier Weathermaker, Models 50K4, 50K6, 50K8, 50K12 and 50K16, approval of.

34-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application December 29, 1950—Carrier Automatic Ice Cube Maker, 26 Series, approval of.

546-54-SM

APPLICANT—U. S. Gypsum Company, owner.
SUBJECT—Application June 21, 1954—USG Demountable Partition (for office), approval of.

820-54-SA

APPLICANT—Century Engineering Corporation, owner.
SUBJECT—Application October 20, 1954—Century Engineering Corp., Oil Burner, Model 1P to be marketed also as Crane Co., Oil Burner, Model 1P, approval of.

716-54-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application September 14, 1954—Gilbarco Cal-

co-Meter, Model M101E (single gasoline dispensing pump), approval of.

715-54-SA

APPLICANT—Gilbert and Barker Manufacturing Company, owner.
SUBJECT—Application September 14, 1954—Gilbarco Calcometer, Model M101DE (gasoline dispensing pump), approval of.

619-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.
SUBJECT—Application July 12, 1954—Iron Fireman Gas-Burner, Type RGF and Petro Gas Burner, Type FG, approval of.

41-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corporation, owner.
SUBJECT—Application reopened January 4, 1955 as to amendment—re Delta Suspended Oil-fired Furnace Models SU-80, SU-110, SU-160 and SU-210; previously approved.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-man, owner.
SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee, for Havemeyers and Elder, Inc., owner.
SUBJECT—Application July 9, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Company, owner.
SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.
SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

19-55-A

APPLICANT—Bruno Koepfel, for William Pollack, owner.
SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. ¾ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.
SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

CALENDAR

- 98-55-A**
 APPLICANT—J. Paul Frampton, for Benjamin Bernstein, owner.
 SUBJECT—Application February 10, 1955—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—928 Halsey street, south side, 160 ft. east of Saratoga avenue, Block 1495, Lot 15, Borough of Brooklyn.
- 84-55-A**
 APPLICANT—Hurley and Hughes, for New York Eye and Ear Infirmary, owner.
 SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—314 East 14th street, south side, 150 ft. east of 2nd avenue, Block 455, Lot 14, Borough of Manhattan.
- 878-48-A—Vol. II**
 APPLICANT—Charles M. Spindler, for Blanche Kono, owner.
 SUBJECT—Application reopened January 18, 1955, as Vol. II—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—69-14 49th avenue, south side, 100.06 ft. east of 69th street, Block 2435, Lot 14, Woodside, Borough of Queens.
- 203-54-A**
 APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.
 SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan.
- 204-54-A**
 APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.
 SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17, Borough of Manhattan.
- 319-52-A**
 APPLICANT—Simon Heller, for General Steel Products Corp., owner.
 SUBJECT—Application May 7, 1952—re Appeal from a decision re orders of the fire commissioner, and a decision of the borough superintendent.
 PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.
- 390-54-A**
 APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.
 SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.
- 471-54-A**
 APPLICANT—Cinotech Co., Inc., lessee, for 106 West End Avenue Corp., owner.
 SUBJECT—Application June 11, 1954—re Appeal from orders and decisions of the fire commissioner.
 PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.
- 550-54-A**
 APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.
- SUBJECT—Application June 28, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.
- HARRIS H. MURDOCK, *Chairman.*
- APRIL 12, 1955, 10 A. M.
- NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 12, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:
- 292-54-BZ**
 APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.
 SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.
 PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.
 Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises.
- 293-54-A**
 APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.
 SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.
 PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.
- 776-54-BZ**
 APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).
 SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.
 PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.
 Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.
- 777-54-BZ**
 APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).
 SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.
 PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.
 Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.
- 699-54-BZ**
 APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

CALENDAR

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

Laid over from March 15, 1955, to April 12, 1955, for inspection and decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for further inspection and decision.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, for applicant to obtain an additional decision, from the Borough Superintendent, under Section 19g, and also as to whether the 3rd floor is occupied as a separate space complying with the requirements for a two-family building or is in the category of a single family house with rooms rented out; then to April 12, 1955, for further consideration by the Board.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of

the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed; then to March 8, 1955, applicant to consult with the Park Department as to approved plans for 30 foot restriction, and for revised plans; then to March 15, 1955, applicant to file revised plans to meet the Park Department requirements; then to March 22, 1955, at request of applicant in order to file revised plans; then to April 12, 1955, for applicant to submit revised plans.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision; hearing closed.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision without further argument; hearing closed.

507-48-BZ

APPLICANT—Lloyd and Morgan and Eugene V. Meroni, for 119 East 40th Street Corp., owner.

SUBJECT—Application reopened March 8, 1955 for extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

CALENDAR

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubricatorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, C area district the proposed one story extension, using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application October 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application February 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted, and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application March 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the

borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first, second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubricatorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

CALENDAR

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breckle Realty Corp., owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under sections 7f, 7 i and 7A of the zoning resolution, to permit in a retail use district for a term of twenty years the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding Boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp., and 1050 Sixth Avenue Corp., owners.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 21 and 19A (j) of the zoning resolution, to permit in a residence use, B area, class 2 height district the erection and maintenance of an extension to existing twenty-three story structure (lot 1), adjoining portion of plot (lot 91) without the required setbacks and without the required off street loading berths.

PREMISES AFFECTED—59-65 West 39th street and 1040-1052 Avenue of The Americas (6th), northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

542-44-SA—Vol. II

APPLICANT—James B. Anderson, Jr., for Servel Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II re Servel Air Conditioners and Cooling Towers, Models DC-96-G; DE-96-FO; DE-144-G; DC-96-S; DE-96-S; DE-144-S; SDE-1 DUT; DC-96-FO; DE-96-OF; DE-100-FO; TE-10 and TE-15, approval of

800-54-SM

APPLICANT—Carlyle Industrial Corporation, owner.

SUBJECT—Application October 8, 1954—Graneer (face masonry unit), approval of.

541-54-SA

APPLICANT—International Heater Co., owner (William R. Landmesser, agent).

SUBJECT—Application May 27, 1954—Economy Gas-fired Horizontal Forced Air Furnace, Models GS-60, GS-80 and GS-100, approval of.

789-54-SM

APPLICANT—Grays Ferry Brick Co., owner (Limestone Products Corp., agent).

SUBJECT—Application October 13, 1954—Grays Ferry Brick Company, Silica Face Brick, approval of.

459-54-SM

APPLICANT—Curacote Corporation, owner.

SUBJECT—Application May 20, 1954—Dura-Decor (fiber-glas drapery and curtains for stage hanging, etc.), approval of.

788-54-SM

APPLICANT—Haas Miller Corporation, owner.

SUBJECT—Application October 8, 1954—Hamico 1022B Flameproof (flame-proofing compound), approval of.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II as to amendment to the use of cellular asbestos as insulation in the approved one and one half hour opening protective assembly—re Tyler One and One Half Hour Hollow Metal Fire Door; previously approved.

91-40-SA—Vol. V

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.

SUBJECT—Application reopened September 14, 1954, as to amendment to resolution to include additional model welding and cutting Blowpipe—re Purox Welding Blowpipes, Prest-O-Weld Welding Blowpipes, Prest-O-Weld Cutting Attachment and Prest-O-Weld Cutting Blowpipe; previously approved.

86-54-SM

APPLICANT—E. H. Lambert and Company, for Airtherm Manufacturing Co., owner.

SUBJECT—Application reopened September 21, 1954, as to amendment to resolution as to additional models and change in construction of combustion chamber—re Airtherm Direct fired Gas Heater, Models A-650, A-750, B-1000, B-1200, C-14000, C-1600, D-1800 and D-2000, previously approved.

586-53-SA

APPLICANT—E. H. Lambert and Co., for Airtherm Manufacturing Co., owner.

SUBJECT—Application reopened September 21, 1954, as to amendment to resolution as to additional model and change in construction of combustion chamber—re Airtherm Direct-fired Heater, Models A-650, A-750, B-1000, B-1200, C-1400, C-1600, D-1800 and D-2000; previously approved.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

CALENDAR

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.
OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

376-54-A

APPLICANT—Sidney Daub, for Cosinopolitan Corp., owner.

SUBJECT—Application May 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue, Block 1273, Lot 22, Borough of Manhattan.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.

SUBJECT—Application October 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue, and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

337-54-A

APPLICANT—Sidney Daub, for Mutnick Holding Corp., owner.

SUBJECT—Application April 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Greene street, east side, 226 ft. $\frac{1}{4}$ in. south of West Houston street, Block 513, Lot 6, Borough of Manhattan.

763-54-A

APPLICANT—Elias K. Herzog, for Lynn Operating Corp., owner.

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan.

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 14; 4th floor, Borough of Manhattan.

948-50-A

APPLICANT—Edgemere Aviation Corporation, lessee, for New York City Waterfront Company, owner.

SUBJECT—Application December 29, 1950—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—5120 Beach Channel drive, north side, from Beach 51th to Beach 52nd streets, Block 426, Lots 1 to 12 inclusive, Arverne, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application reopened February 1, 1955—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.

SUBJECT—Application September 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

103-55-A

APPLICANT—Rogers and Butler, for Trustees of Columbia University of the City of New York, owner.

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-607 West 115th street, north side, 125 ft. west of Broadway, Block 1896, Lot 61, Borough of Manhattan.

31-54-A

APPLICANT—A. Schrader's Son Division of Scovill Manufacturing Co., Inc., owner.

SUBJECT—Application January 15, 1954—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—483-495 Clermont avenue, east side, 204 ft. north of Atlantic avenue; 468-486 and 488-494 Vanderbilt avenue, west side, 168 ft. and 269 ft. north of Atlantic avenue, Block 2009, Lot 1; Buildings 2, 3, 4 and 5, Borough of Brooklyn.

57-55-A

APPLICANT—Sidney Daub, for 132 West 31st Street Corp., owner.

SUBJECT—Application January 21, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—127-133 West 30th street, south side, 320.2 ft. west of Avenue of The Americas (6th). Block 806, Lot 58, Borough of Manhattan.

98-54-A—Vol. II

APPLICANT—Howard H. Snyder, for Erwin Construction Corporation, owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 West 58th street, south side, 325 ft. west of 5th avenue, Block 1273, Lot 51, Borough of Manhattan.

575-54-A

APPLICANT—Stanley H. Klein, for Anna Burns, owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9707, Lot 47, Jamaica, Borough of Queens.

731-51-A—Vol. II

APPLICANT—Fred Weinstock, for Lorraine Woodworking Company, owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—proposed 100th street).

PREMISES AFFECTED—9902 Avenue D, southeast corner of East 99th street, Block 8132, Lot 36, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

APRIL 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 19, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.
SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

Laid over from March 22, 1955, to April 19, 1955, for inspection and decision; hearing closed.

913-38-BZ—Vol. II

APPLICANT—Theodore L. Soontop, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application reopened March 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence and business use district, the parking of more than five motor vehicles for a term of years.

PREMISES AFFECTED—80-02 Kew Gardens road, south side, from 80th road to Union turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(i) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Bohler, for S. S. Glauber, Inc., owner.

SUBJECT—Application reopened April 3, 1951 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of use from testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

CALENDAR

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a one story and mezzanine structure to be used as an automobile show-room, sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and office; using more than the area permitted.
PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street. Block 6309, Lot 23, Bayside, Borough of Queens.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Kross, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of twenty years in a residence use district, the erection and maintenance of a business structure (stores), and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

401-54-A

APPLICANT—Leonard P. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

404-54-BZ

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a residence use district the erection and maintenance of a public health center and library without the required loading berths.

PREMISES AFFECTED—2521-2527 Glebe avenue and 1525-1535 Overing street, northwest corner, Block 3786, Lots 34 to 39 inclusive and Lot 41, Borough of The Bronx.

851-54-BZ

APPLICANT—Andrew DiCanillo, for Jennie Birnbaum, owner.

SUBJECT—Application November 8, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, a one story extension using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—434 86th street, south side, 237 ft. 13/8 in. east of 4th avenue, Block 6045, Lot 19, Borough of Brooklyn.

865-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to accessory building on existing gasoline service station to include the existing uses of lubritorium, car washing (non automatic), storage and sale of home and auto accessories, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—71-02 to 71-20 Northern boulevard and 33-02 to 33-12 72nd street, southwest corner and 33-01 to 33-09 71st street, Block 1244, Lot 1, Jackson Heights, Borough of Queens.

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the extension of existing accessory building used for motor vehicle repairs, to be used as extended for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue, 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10, Borough of Brooklyn.

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 19, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 19, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

CALENDAR

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleecker street, Block 540, Lot 30, Borough of Manhattan.

613-52-A—Vol. II

APPLICANT—Lucien David-Schoen and Hennessy, for Valentina Gowns, Inc., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 67th street, north side, 50 ft. west of Madison avenue, Block 1382, Lot 15, Borough of Manhattan.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1381 Lafayette avenue and 800 Edgewater road, northwest corner, Block 2762, Lot 309, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

APRIL 26, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 26, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, at the request of applicant; then laid over to April 26, 1955, for inspection and decision without further argument; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

APRIL 26, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 26, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.

SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 East 2nd street, north side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining Minutes of Meeting of March 15, 1955)

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern.

For Owner: Harriet Jacobs.

For Administration: Samuel L. Becker, Dep't of Housing

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P. M., at the request of applicant.

98-55-A

APPLICANT—J. Paul Frampton, for Benjamin Bernstein, owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—928 Halsey street, south side, 160 ft. east of Saratoga avenue, Block 1495, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton and Benjamin Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 2 P. M. for inspection and decision; hearing closed.

MINUTES

746-22-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for NWE 122nd St. Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and permitting the parking of more than five motor vehicles (previously denied, the erection of a garage for more than five motor vehicles).

PREMISES AFFECTED—1760-1766 Park Avenue, northwest corner of East 122nd street, Block 1748, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 28, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 28, 1953, by adding thereto:

"that the above cited resolution was intended to include the accessory uses of parking and repairing, as proposed under section 7, subdivisions i and h for a similar term, as shown on working drawings as approved by the Board on March 9, 1954; that along the westerly lot line between the accessory building and the lot line of adjoining premises to the north in lieu of the 5 ft. 6 in. chain link fence there shall be a wall which may be of cement block masonry to a total height of not less than 5 ft. 6 inches; that such wall shall be stuccoed on both sides." (N.B. 10/53)

108-51-BZ

APPLICANT—Gabriel Nathan, for Hugh McNulty, owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7h of the zoning resolution permitting in a residence use district, for a term of years the parking and storage of motor vehicles.

PREMISES AFFECTED—108-10 to 108-14 Rockaway Beach boulevard, north side, 50.04 ft. east of Beach 109th street and 108-09 to 108-11 St. Marks avenue, Block 648, Lot 4, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Hugh McNulty.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 5, 1951, on certain conditions; and

WHEREAS, the term of variance and time were extended on March 24, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 5, 1951, as thereafter amended by resolutions adopted through March 24, 1953, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects; and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this amended resolution." (Alt. 3/51)

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application for consideration—reopening and set for hearing by order of the Court—re Application (decision of the borough superintendent), previously denied, under section 7e of the zoning resolution, to permit in the local retail use district portion of a lot located in a residence and local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened by order of the court and set for hearing on April 19, 1955, at 10 A.M.; applicant to send notice to property owners in area by registered mail.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 3:30 P. M.

JOSEPH J. DOYLE, Chief Clerk.

SPECIAL MEETING

FRIDAY MORNING, MARCH 18, 1955, 10 A. M.

Present: Chairman Murdock.

1-38-SR—Vol. II

SUBJECT—Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

APPEARANCES—

For Opposition: Joseph Kalb, Board of Education; Frank E. Mutter, Pittsburgh Testing Laboratory; Frank L. Greenfield and Abraham Stall, Frank L. Greenfield Co. For Administration: Alfred Rader, Dep't of Housing and Buildings; Joseph Kalb, Jack Saunders and Milton Zubatkin, Board of Education.

ACTION OF BOARD—Meeting postponed; date to be set; no quorum present.

Adjourned: 10:15 A. M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

REGULAR MEETING

TUESDAY MORNING, MARCH 22, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 8, 1955, were approved as printed in the Bulletin of March 15, 1955, Vol. 40, No. 11.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Bernie Mulvey.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M., for inspection and decision; hearing closed.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district, the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Opposition: Mrs. Anna C. Hollenback, Bart L. Palamaro, Henry J. Mooney, Henry A. Trebbe, Doris G. Schiffmacher, Vincent J. Pascale, Joseph Cincotta, Laura Barbaretto, Joseph Di Giavanna and Julius A. Lentini.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M., for further hearing, for appearance of the applicant and for inspection.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Sophie Shleffar.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M. at request of objector, applicant concurring.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M. for applicant to submit revised plans; hearing closed.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A.M. for applicant to submit revised plans in connection with Cal. No. 787-52-BZ; hearing closed.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Victor Sicignano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A.M., for inspection and decision without further argument; hearing closed.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—(decision of the borough superintendent), under section 21 of the zoning reso-

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lution, to permit in a residence use, D area district, the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Tessie Vernola.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, at 10 A.M., for inspection and decision; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Herman Glicker.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A.M., applicant to file revised plans, and for further consideration; hearing previously closed.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Joseph Krinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M. for further consideration by the Board; hearing previously closed.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Margaret Straub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M. for further inspection and decision; hearing previously closed.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—re (decision of the borough superintendent) under sections 21 and 7h of the zoning resolution, to permit in a residence use, F area district more than one building on a lot by the erection of a two story garden apartment development not in conformity with area district requirements of the zoning resolution as to side and rear yards, and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises and with the required open spaces, and to permit the calculation of height of building based on a grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A. M. for decision by the Board; hearing previously closed.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 10 A.M., for decision in conjunction with Cal. 814-54-BZ; hearing previously closed.

557-28-BZ—Vol. II

APPLICANT—Siegel and Green, for Richard Carrol, Inc., owner, William Gordon, lessee.

SUBJECT—Application May 27, 1954 (decision of the Borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the maintenance of gasoline selling station in front of existing public garage for more than five motor vehicles (previously granted by the Board).

PREMISES AFFECTED—2717 Reservoir avenue, west side, 242.21 ft. north of West Kingsbridge road, Block 3248, Lot 46, Borough of the Bronx.

APPEARANCES—

For Applicant: Max Siegel, William Gordon and Morris H. Wertkin.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 22, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning reresolution show that the site is in a residence use, B area, class 1¼ height district; Reservoir avenue is in residence and business use, B area, class 1¼ height districts; West Kingsbridge road is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated May 5, 1954 acting on Alt Applic. 342-54, reads:

"1. The proposed gasoline selling station in front of the existing public garage for more than five (5) motor vehicles in a residence district is contrary to Sect. 3, Art. II of the Zoning Resolution and to Cal. No. 557-28-BZ of the Board of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 126.02 ft. frontage by 65.21 ft. in depth, irregular, on which is located a one story and part cellar 14 ft. 8 in. high garage building of class 3 construction, occupying the full area of the lot with the exception of a triangular area on the street front at the south; that in this open area there exists two gasoline dispensing pumps on the street side of the vehicular doorway of the garage; that the premises is located within a residence use district, the same as has existed since its development in 1929; and

WHEREAS, the applicant further states that the existing public garage was permitted under a zoning variance granted by the Board under Cal. No. 557-28-BZ on October 30, 1928; that this application proposed 16 one-car garages and a gas station on these premises; that in granting the application, the Board made the condition that the premises be developed with a one story public garage and excluded any reference to the proposed gas station; that subsequently, certain correspondence occurred between the then chairman of the Board and the superintendent of buildings in relation to the excluded gas station, which correspondence is on file with the Board's records; that dispensing pumps similar to those now existing have been in existence since 1929 and these pumps were apparently installed in the misconstrued belief that such pumps could be used under the original resolution of the Board; that subsequently violations were issued against maintaining these pumps in their outside location, although they would be permitted within the garage; that a copy of the last violation to that effect has been filed with this application; that there has been several magistrate court proceedings in which fines were imposed; and

WHEREAS, the applicant now states that it is proposed to legalize these existing exterior dispensing pumps and this application is submitted for that specific purpose and not for the creation of a new gas selling station with its incidental uses; and

WHEREAS, the applicant contends that the existing public garage is conducted by a tenant who relies on the existence of these exterior pumps for a great portion of his income and should these exterior pumps be discontinued, it would cause him unwarranted hardship resulting in a considerable loss of business which would make it impractical for him to continue as a tenant; that the existence of these exterior pumps in conjunction with the existing public garage on these premises can in no way adversely affect the neighborhood, since, for all practical purposes, they have been in

existence since 1929; that no additional hazards are created by the existence of these exterior pumps as the same driveway and curb cut is used for access to the garage as is used for these pumps; that it is requested the Board grant the necessary amendment to the existing variance in view of the special circumstances existing herein; and

WHEREAS, the applicant states that the present owner has held title to the property since August 25, 1924; that the assessed valuation of land is \$35,000 and of the building \$17,000 making a total of \$52,000; that the building was erected 1929.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on October 30, 1928, by adding thereto:

"that the existing twin pumps as shown on the exterior of the building adjacent to doorway and as proposed to be maintained as indicated on plans filed with this application marked 'Received May 27, 1954', 4 sheets and 'February 14, 1955', 1 sheet, may be permitted to be continued in addition to the one gasoline pump within the garage toward the northerly end where shown, on condition that no further use of this open portion of the premises for a gasoline station shall be made; that the unbuilt upon portion of premises shall be maintained cement paved as at present and the sidewalks and curbing in front of site shall be maintained to the satisfaction of the Borough President; that no advertising signs other than those now existing attached flat to the garage building, as shown, shall be maintained on the premises; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six (6) months from the date of this resolution."

801-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Teresa Romano, owner.

SUBJECT—Application November 30, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, for a term of fifteen years, the addition of motor vehicle repairs, brake testing, wheel alignment and the parking and storage of motor vehicles to existing gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office (previously granted by the Board).
PREMISES AFFECTED—72-01 to 72-09 Eliot avenue and 60-71 to 60-77 72nd street, northeast corner, Block 2843, Lot 45, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider extension of uses; and

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Eliot avenue are in a business use, D area, class 1 height district; 72nd street is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 16, 1954 acting on Alt. Applic. 2463-54, reads:

"1. The proposed extension of use from gasoline station, auto laundry, lubritorium, office & sales, storage of

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auto accessories to gasoline service station, auto laundry, lubritorium, minor auto repairs, brake testing, wheel alignment, parking of motor vehicles, office & sales, storage of auto accessories in a business zone is contrary to ruling of Bd. of Stand. & Appeals under 801/46 B.Z. and Art. II Sec. 4 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 91 ft. 7 in. in depth; that as of July 25, 1916 the premises were in an unrestricted use district and received its present use designation on April 8, 1946; that the premises are now developed with a gasoline service station consisting of six gasoline tanks and four dispensing pumps; that the accessory building is one story in height, of class 3 construction, having a frontage of 71 ft. 4 in. and a depth of 28 ft., now being used for lubritorium, auto laundry, storage and auto accessories, office and sales; that it is proposed to maintain the present legal uses of gas station, auto laundry, lubritorium, office, sales and storage of auto accessories and add the uses of minor auto repairs, brake testing, wheel alignment and parking and storage of motor vehicles; that it is also proposed to remove part of the landscaped area adjoining the building on the west side and to use this space for parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the existing gas station was erected under N.B. 8941-46 and a variance granted by the Board under Cal. No. 801-46-BZ; that certificate of occupancy No. 48812 was issued on August 19, 1948 for gas station, auto laundry, lubritorium, office and sales and storage of auto accessories; and

WHEREAS, the applicant contends that there are many non-conforming uses within the affected area and inasmuch as the present gas station is a legal use the additional uses requested will not adversely affect the community; that all services will be performed within the building; that immediately adjoining the premises in block 2843, lot 41 there is a gas station and block 2844, lot 46 and block 2927, lot 1 are also developed with gas stations; that the 10 ft. wide planted area at the rear of the accessory building will be maintained to protect and provide additional permanent light and ventilation to any future development at the rear of the site; that the public health, safety and general welfare will not be adversely affected by the additional uses; and

WHEREAS, the applicant states that the present owner has held title to the property since February 16, 1946; that the assessed valuation of land is \$8,700 and of the building \$7,800 making a total of \$16,500; that the building was erected 1946.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on January 14, 1947, by adding thereto:

"that in the event the owner desires to maintain a portion of the premises for parking as now proposed and as indicated on plans filed with this request for amendment marked, 'Received, November 30, 1954' (4 sheets) such additional use may be permitted *on condition* that in all other respects the requirements of the resolution above cited shall be complied with; that under Section 7i there may also be motor vehicle repairing including brake testing and wheel aligning to be carried on in the premises as proposed with hand tools only for adjustments; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

845-50-BZ

APPLICANT—Herman Kron, for L. B. Oil Co., owner.
SUBJECT—Application October 26, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in a residence and retail use district the reconstruction to existing gasoline service station, to include lubritorium, auto laundry, motor vehicle

repairs, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—113-40 Merrick boulevard and 169-29 Linden boulevard, northwest corner, Block 12326, Lot 21, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Edward Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened on October 26, 1954 subject to regular procedure and restored to the docket, for submission of revised plans; previously withdrawn; and

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and for investigation of lawful records of the occupancy of the area and for the Park Department to furnish the Board with further information as to the park conditions and area; hearing closed; no further argument; and

WHEREAS, because of entrance to park and playground on the same side of Merrick boulevard, and within 200 feet, the Board cannot increase the existing means of entrance from Merrick boulevard; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Linden boulevard are in residence and retail use, C area, class 1½ height districts; Merrick boulevard is in a retail use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 15, 1950 acting on Alt. Applic. 2551-50 and superseded by N.B. Applic. 2504-54 dated November 19, 1954, reads:

"1. Use of premises located in a retail use and residence use district as gasoline service station, lubritorium, auto repair shop, auto laundry, parking and storage for more than 5 motor vehicles and sale of used cars is contrary to Art. II Sec. 3 and 4A of the Zoning Resolution.

2. Curb cuts on intersecting residence street are contrary to Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 117.85 ft. frontage by 126.5 ft. in depth, irregular, on which is located a gasoline service station and metal garages; that it is proposed to reconstruct present lubritorium by extending same to four bays, including new extension of showroom and toilets; that it is further proposed to relocate pumps and drop curbs; that the building will be constructed of face brick, stainless steel and permastone and will be of modern design; and

WHEREAS, the applicant contends that the proposed use of these premises will be in harmony with the existing development of the neighborhood and will not interfere with the welfare of the inhabitants; that the owner is willing to surround the premises with such safeguards as the Board may deem necessary to protect the surrounding area; that it is proposed to use the entire area; and

WHEREAS, the applicant states that on January 21, 1947 the premises, to a depth of 100 ft. on the Linden boulevard side, was changed from business to retail use; and

WHEREAS, the applicant states that the present owner has held title to the property since February 26, 1946; that the assessed valuation of land is \$20,000 and of the building \$24,500 making a total of \$44,500; that the building was erected 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the record in the

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Fire Department Folder No. 31358 has been examined and the question of the extension into the bed of the mapped 113th avenue has been considered; it is understood that that street is mapped for a width of 50 feet from 169th street to Merrick boulevard; that it is found that the portion of the property of this plot extending into such street has not been acquired by the City but belongs to this owner, is not now being used except for a building which apparently has been removed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the lawfully existing gasoline service station to be reconstructed and rearranged substantially as proposed and as indicated on plans filed with this application marked, "Received, November 27, 1950" (one sheet) "September 28, 1954" (one sheet) "November 24, 1954" (one sheet) "January 18, 1955" (one sheet) and "March 18, 1955" (one sheet) on condition that all buildings and uses on the premises shall be removed and that the premises shall be levelled substantially to the grade of Merrick and Linden boulevards and shall be constructed, arranged and maintained as shown on such plans; that the accessory building shall be faced with face brick on three sides; that the rear wall may be of common brick; that the accessory building shall be arranged as indicated, and without cellar; that along the rear lot line of Linden boulevard to the building line of the proposed 113th avenue there shall be erected a masonry wall not less than five feet six inches in height; that there shall be on the lot lines in the portion of the premises encroaching on the proposed 113th avenue and on the side lot line to the north to Merrick boulevard a woven wire fence of the chain link type not less than five feet six inches in height with substantial terminating post on Merrick boulevard; that tanks shall be restricted to ten 550 gallon approved tanks; that pumps shall be of a low approved type with no pumps nearer than fifteen feet to the street building line; that curb cuts shall be restricted to the existing curb cuts to Merrick boulevard and under Section 7A, two curb cuts 30 feet in width to Linden boulevard located where shown; that there shall be erected at the intersection within the building line a block of concrete extending for a distance of not less than five feet along either building line and not less than twelve inches in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that repairing may be maintained on the premises as previously permitted within the accessory building with hand tools only and primarily for adjustments; that the balance of the premises shall be surfaced with concrete or asphaltic pavement; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs but permitting the erection of one post standard within the intersection for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that parking may be permitted for motor vehicles awaiting service provided such motor vehicles do not interfere with the servicing of the station; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

902-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Siste, owner.

SUBJECT—Application November 16, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in the retail use portion of a

plot located in a retail and residence use district, the erection and maintenance of a modern automobile laundry (automatic) and to use the open portion of plot for parking of cars awaiting cleaning service, for a term of fifteen years.

PREMISES AFFECTED—164-15 to 164-25 (164-25 official) Union turnpike and 78-28 to 78-36 165th street, northwest corner, Block 6972, Lot 21, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Union turnpike and 165th street are in residence and retail use, D and E-1 area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 22, 1954 acting on N.B. Applic. 3562-54, reads:

"1. The proposed erection of an automobile laundry and the parking of cars awaiting service in a retail zone extending into residence zone is contrary to Art. II Sec. 4A & Sec. 3 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 106.32 ft. and 98.24 ft. frontage by 127.42 ft. in depth, irregular, presently vacant except for two billboards erected under Misc. Applic. 268-40; that the use district maps show that the premises are in a class 1 height district; that the part of the premises within 100 ft. of Union turnpike is in a retail use district and a class D area district, and the balance is in a residence use district and class E-1 area district; that as of July 25, 1916 that part of the premises within 100 ft. of Union turnpike was in a business use and received its present designation on September 18, 1947; that as of July 25, 1916 the entire premises were in a class D area district and received its present area designation on February 7, 1949; that it is proposed to erect a modern automobile laundry and use the open area for parking of cars awaiting cleaning service; that the contemplated building will be one story in height, of class 3 construction and will have a frontage of 25 ft. 4 in. and a depth of 100 ft.; and

WHEREAS, the applicant contends that Union turnpike on the north side between 164th and 165th streets is unrestricted in character due to the gas station in block 6972, lot 29 and as such the proposal would be entirely within keeping at this point; that there is another non-conforming use of gas station in block 6875, lot 53; that the proposed auto laundry will not have any curb cuts on 165th street; that the feed line will be on the property and will help to keep cars off the street; that all drying of cars will be done within the building so that at no time will a car block the sidewalk; that the planted area as proposed along 165th street and along part of the northerly lot line will act as a screen for the residences along 165th street and help preserve the residential aspect of the street; that there are sufficient stores within the neighborhood to serve the needs of the community and it would not be economically feasible to erect more stores and this proposal is the only type of

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building that would give the owner a normal return on her investment; and

WHEREAS, the applicant states that the present owner has held title to the property since December, 1950 and that the assessed valuation of land is \$5,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee noted the grade conditions and other surrounding conditions and also considered the revised plans that were filed by the applicant and recommends that the application should not be granted; and

WHEREAS, the Board found that there was no justification for exercise of discretion to grant under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent acting on N. B. App. 3562-54 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

797-53-BZ

APPLICANT—Ferdinand Savignano, for Dorotea Favuzzi, owner.

SUBJECT—Application November 6, 1953 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor, to motor vehicle repairs, acetylene welding, spot spraying, body and fender works, with light manufacturing (dresses) to remain on second floor.

PREMISES AFFECTED—8140-8146 New Utrecht avenue, 1728-1732 82nd street, southwest corner and 8129-8133 Bay 16th street, Block 6314, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca.

For Opposition: Eugene Ciblaro.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and New Utrecht avenue is in a business use, C area, class 2 height district; 82nd street is in residence and business use, C area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1953, acting on Alt. Applic. 3917-53, reads:

"1. Proposed change of use in existing two story structure located in a business use district to 1st fl. automobile repairing, acetylene welding, spot spraying, body and fender repairs; 2nd fl. light mfg. (dresses) violates Art. II Sec. 4a, subdiv. 29 zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 69 ft. $\frac{3}{8}$ in. frontage by 57 ft. $8\frac{1}{2}$ in. in depth, irregular, on which is located a building 39 ft. front by 57 ft. $8\frac{1}{2}$ in. in depth, irregular, two stories, 28 ft. in height, of class 3 construction, used for auto glazing and lock repairs on 1st floor and dress manufacturing on 2nd floor, for which certificate of occupancy No. 135753-53, has been filed; that in addition there is also a certificate of occupancy for the side land for storage of building supplies and equipment (no lumber) No. 135754-53, in conjunction with a one story structure on the same lot for which certificate of occupancy No. 135755-53 was issued for storage of one truck; that it is proposed to change the occupancy of the two story structure bearing certificate of occupancy No. 135753-53 to automobile

repairs, acetylene welding, lock repairs and glazing body and fender repairs and spot spraying on the 1st floor, with the 2nd floor to remain light manufacturing; and

WHEREAS, the applicant contends that the owner desires the use on the 1st floor due to the fact that it is a large area and is not a desirable renting space for auto glazing alone; that this building is located in the center of other gas stations, block 6314, lot 31 and lot 86 and block 6313, lot 31; that this use will in no way deteriorate the neighborhood and it will be a definite hardship on the owner if he cannot have the use of the 1st floor changed as requested; and

WHEREAS, the applicant states that the present owner has held title to the property since February 10, 1950; that the assessed valuation of land is \$5,500 and of the building \$11,000 making a total of \$16,500; that the building was erected 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the area of the second floor to be occupied throughout the second floor for manufacturing and to permit the proposed use of motor vehicle repairing, acetylene welding, spot spraying and body and fender work on the first floor as proposed and as shown on plans marked "Received Nov. 6, 1953," 4 sheets and June 16, 1954, one sheet, and revised plans marked "Received March 18, 1955," 4 sheets, *on condition* that the building shall not be increased in height or area; that the additional building and enclosing wall on the side of the plot shall be maintained; that the former opening to Bay 16th street from the first floor of the corner building shall remain blocked up with an approved masonry; that the door for exit purposes to Bay 16th street shall be continued; that such fire fighting equipment and appliances shall be maintained as the Fire Commissioner shall require; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that all permits shall be obtained and all work completed and a new Certificate of Occupancy obtained within six months from the date of this resolution.

813-53-BZ

APPLICANT—Carl H. Salminen, for John Caciola, owner.

SUBJECT—Application November 13, 1953 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the change in occupancy of one family dwelling to two family dwelling (now existing), without required side yards.

PREMISES AFFECTED—149-59 21st avenue, north side, 95 ft. west of 150th street, Block 4671, Lot 28, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and John Caciola.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision; hearing closed; applicant to submit list of houses in area occupied as two family dwellings; and

WHEREAS, the district maps accompanying the zoning reso-

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lution show that the site, 21st avenue and 150th street is in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1953 acting on Alt. Applic. 1223-53 and superseded by Alt. Applic. 1223-53 dated November 18, 1954, reads:

"1. A two family dwelling in an E-1 area district should have two side yards and the minimum sum of the widths of such yards should be 15'. Art. IV Sec. 15A(b) Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, on which is located a building 17 ft. front by 57 ft. 6 in. in depth on 1st floor, 43 ft. in depth on 2nd floor, two stories, 25 ft. in height, of class 3 construction, erected as a two family dwelling for which certificate of occupancy No. 46308-51 has been filed for one family dwelling; that it is proposed to permit the two family dwelling to remain; and

WHEREAS, the applicant states that this property is situated in a residence E-1 use district, class ½ height district; that there are no changes pending; that the area was changed from residence D to residence E-1 March 11, 1952; that the premises are improved with a two story solid masonry building erected under N. B. 301-31 and certificate of occupancy No. 46308-10 was issued for use as a one family dwelling, and further improved with a one story masonry garage erected in 1931 under permit No. 4643, for which no certificate of occupancy was issued; and

WHEREAS, the applicant contends that the present owner purchased the building with the understanding from the real estate agent that this could be converted into a multiple dwelling; that the owner is a veteran; that he found it extremely difficult to meet the carrying charges and without being acquainted with the provisions of the zoning resolution, administrative code and the multiple dwelling law, he converted this structure into a three family dwelling, including a basement apartment; that the owner was brought to court on June 15, 1954 to answer a summons in reference to a building violation against the premises; that the Magistrate's court adjourned decision until August 6, 1954 at which time the owner decided to do away with the basement apartment and leave the structure as a two family dwelling; that it is now requested that this structure be permitted to remain as a two family dwelling; and

WHEREAS, the applicant states that the present owner has held title to the property since June 23, 1952; that the assessed valuation of land is \$1,000 and of the building \$5,300 making a total of \$6,300; that the building was erected June 2, 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant previously stated there had been three families in the building but one had moved and that at no time is it proposed to be occupied by more than two families; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 to permit the occupancy of the building for two families only, substantially as proposed and as indicated on plans filed marked "Received November 13, 1953", 2 sheets, and "December 2, 1954", 2 sheets, on condition that the building shall not be increased in height and shall be occupied by not more than two families and shall comply with the requirements of the Building Code as to separation; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be

obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

162-54-BZ

APPLICANT—Paul Friedman, for Kollman Realty Corp., owner.

SUBJECT—Application March 8, 1954 (decision of the borough superintendent), under sections 7f and 7e of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—250-02 to 250-14 Hillside avenue (250-04 official) and 84-01 to 84-09 250th street, southeast corner, Block 8604, Lot 85, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on July 27, 1954 this application was withdrawn at request of the applicant after full hearing and inspection by the Board; and

WHEREAS, on November 16, 1954 this application was reopened and restored to the docket, subject to the regular procedure; and

WHEREAS, a public hearing was held on this application on February 15, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 250th street are in residence and retail use, D and G-1 area, class ½ height districts; Hillside avenue is in a retail use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated February 8, 1954 acting on N. B. Applic. 136-54 and superseded by N. B. Applic. 136-54 dated November 24, 1954, reads:

"1. The erection of gasoline service station, lubritorium, auto laundry (non-automatic), office, storage & sales of auto accessories and parking of cars waiting to be serviced in the retail portion of a plot located partially in a retail zone and partially in a residence zone is contrary to Art. II, Sec. 4A of the zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 140 ft. frontage by 100.2 ft. in depth, used as a parking lot, for which certificate of occupancy No. 774-51 has been filed; that the portion of the property within 100 ft. of Hillside avenue is in a retail district and a D area district and the remainder is zoned residence use and G-1 area; that as of July 25, 1916 the subject premises was zoned as a one times height district and a D area district; that the portion of the property within 100 ft. of Hillside avenue was then in a business use district and the remainder was zoned residence; that the present retail designation became effective on December 10, 1945; that the present height designation became effective on June 30, 1952 and the present G-1 district became effective on January 27, 1949; that there are no petitions pending to change the use, height or area designations affecting this plot; that it is proposed to erect and maintain for a term of 15 years, a parkway type gasoline service station, lubritorium, auto wash (non-automatic), of-

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fice, storage and sales of auto accessories and parking of cars waiting to be serviced, entirely within the retail use district portion; and

WHEREAS, the applicant contends that the subject premises is presently being used for the free parking of cars of patrons and employees of Kollners Supermarket located at 249-10 Hillside avenue, in block 8603, lot 79; that when Kollners Inc. leased the supermarket space, its principal stockholder, Mac Kollner, purchased the subject premises in the name of Kollman Realty Corp., of which he is the sole stockholder, and leased it to Kollners Inc. in order to provide free parking space for the supermarket; that despite the availability of this free parking use, the plot is little used by patrons and employees of the supermarket, and the continuation of this service is unnecessary and economically unsound; that there is no economic demand for the development of the subject premises for stores because the existing store facilities adequately serve the neighborhood; that retail stores at the subject premises could not afford rentals sufficient to yield a reasonable return on the investment and would merely depreciate the value of existing retail stores in the area; that no increased support for additional stores may be anticipated in the foreseeable future, as the supporting area is now almost entirely developed; that there is no economic demand for development for residential use, as it is located on a busy thoroughfare, the balance of the block front is developed with stores and it is opposite stores on its westerly frontage; that there is an economic demand for the use of the premises as proposed because it is located on Hillside avenue which sustains a substantial volume of vehicular traffic and because no similar facilities exist for the convenience of the public in the immediate area; that a grant of this application would not adversely affect the neighborhood because the erection of a parkway type service station of attractive colonial design, one story in height, set back approximately 57 ft. from the Hillside avenue building line would enhance the appearance of the neighborhood; that the proposed structure will provide more light and ventilation to nearby occupancies than a conforming development which theoretically could be built at the subject premises; that there will be no curb cut entrances along 250th street; that a solid brick fence wall 5 ft. in height along the entire easterly and southerly lot lines and extending 72.20 ft. along the 250th street frontage will be constructed, and along the balance of the 250th street frontage, a 30 ft. sloped iron picket fence will be constructed; that there will be 1,625 sq. ft. of seeded and landscaped area to the rear of the proposed building and along the proposed fence walls, covering approximately 11.6% of the area of the plot; that night illumination will be provided at all times when the station is closed; that the proposed structure would be set back approximately 70 ft. from the intersection of Hillside avenue and 250th street and thus give clear visibility to traffic, while a conforming use structure, constructed on the building lines at the corner, would create a blind intersection and thereby endanger public safety; that the proposed use would not adversely affect real estate values in the area nor increase fire insurance rates, and would produce added revenue to the City by way of increased assessment and collectible taxes; and

WHEREAS, the applicant states that the present owner has held title to the property since August 2, 1951 and that the assessed valuation of land is \$11,250; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Sections 7e and 7f for a term of fifteen (15) years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked "Received, March 8, 1954" (2 sheets), "June 25,

1954" (one sheet), and "December 17, 1954" (one sheet), on condition that the existing structures and uses shall be removed from the premises and that the plot shall be developed and arranged as indicated on such plans; that the plot shall be levelled substantially to the grade of the adjoining streets; that the accessory building shall be of the design and arrangement as proposed and located as indicated and faced with face brick; that there shall be no cellar under the accessory building; that along the rear and side lot lines to the east there shall be erected a masonry fence wall not less than five feet six inches in height; that such fence wall may be reduced to a height of four feet six inches within ten feet of the street building line of Hillside avenue; that a fence wall shall also be maintained along 250th street, except that the design shall be of masonry not less than two feet in height with steel picket fence thereon to a total height of five feet six inches which may be reduced to a height of four feet six inches within ten feet of the proposed termination; that terminating posts of substantial construction shall be erected and maintained adjacent to where the fences end at the building line; that pumps shall be of a low approved type and shall be erected not nearer than fifteen feet to the street building line; that gasoline storage tanks shall be restricted to ten 550 gallon approved tanks; that curb cuts shall be restricted to three curb cuts each thirty feet in width to Hillside avenue; that there shall be no curb cuts on 250th street; that curb cuts shall not be nearer than five feet to a side lot line as prolonged; that at the intersection of 250th street and Hillside avenue there shall be erected and maintained a block of concrete not less than twelve inches in height extending for a distance of not less than five feet along either street building line; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that within the intersection there may be a post standard for supporting a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that there shall be no brand sign at the easterly end where shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs; that the sidewalks and curbing around the premises shall be constructed or repaired to the satisfaction of the Borough President; that parking of cars awaiting service may be permitted provided such parking does not interfere with the servicing of the station; where lighting is proposed at the rear of the accessory building along the lot line such lighting shall be so arranged as to reflect toward the accessory building and downwardly so as not to be objectionable to the adjoining owners; that where planting areas are proposed and shown such areas shall be planted with suitable material and shall be protected with a concrete curbing not less than six inches in height and width; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

349-54-BZ

APPLICANT—Felix J. Wasselle, for Rita Brue, owner.

SUBJECT—Application May 5, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a commercial building (luncheonette with living quarters in the rear).

PREMISES AFFECTED—226 Beach 88th street, southeast corner of Long Island Freeway, Block 572, Lot 13, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Felix J. Wasselle and Rita Brue.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; laid over to February 15, 1955; applicant to notify affected property owners by regular mail; then to March 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Long Island freeway are in a residence use, C area, class 1 height district; Beach 88th street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 8, 1954 acting on N. B. Applic. 900-53, reads:

"1. The use of the premises in a residence zone for store and living rooms in rear is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 112.77 ft. and 18 ft. frontage by 63.78 ft. in depth, irregular, presently vacant; that it is proposed to erect a one story brick building 15 ft. by 37 ft., to be used as a luncheonette, with living quarters in the rear; and

WHEREAS, the applicant states that on the east side of Beach 88th street, on the same side as the subject plot, are now existing one vacant lot used as a parking lot, two frame dwellings, one store and residence and one frame office building; that the west side of Beach 88th street now contains one brick garage with parking lot, one frame club house, one three story apartment house with stores and one vacant lot; and

WHEREAS, the applicant contends that when the owner purchased this plot from the City about two years ago, she was of the opinion that a luncheonette could be built on this site and that it would not be unharmonious with the types of buildings now existing; that the type of building to be erected will not be out of place or detrimental to the present neighborhood and it is therefore requested that a variance be granted permitting the use of said plot for a luncheonette with living quarters; and

WHEREAS, the applicant states that the present owner has held title to the property since November 6, 1952 and that the assessed valuation of land is \$1,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten (10) years to permit the premises to be occupied substantially as proposed and as indicated on plans filed with this application marked, "Received, May 5, 1954" (2 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that all permits shall be obtained, including a certificate of occupancy and all work completed with the requirements of Section 22A of the Zoning Resolution.

599-54-BZ

APPLICANT—Burke, Green and Groh, for Carl and John Mangels, owners.

SUBJECT—Application July 22, 1954 (decision of the borough superintendent), under sections 7c, 7h and 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of seven 1-car

garages, and to permit the parking and storage of patrons' and employees' cars (no fee to be charged) on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern boulevard, north side, 55.05 ft. west of Glenwood street, Block 8139, Lot 41, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 8, 1955 after due notice by publication in the Bulletin; laid over to February 15, 1955, at the request of objector, applicant agreeing; no further request for adjournment; hearing closed; then to March 22, 1955, for inspection and decision, without further argument; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Glenwood street are in residence and retail use, D area, class 1 height districts; Northern boulevard is in a retail use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1954 acting on N. B. Applic. 1255-54, reads:

"1. Proposed 7 private garages & parking & storage for more than 5 motor vehicles (patrons & employees cars, no fee to be charged) on a plot located partly in a retail use district & partly in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Entrance to and from a business located within 75'-0" of a residence use district is contrary to Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft., 40.91 ft. and 71.05 ft. frontage by 89.83 ft. and 200 ft. in depth, irregular, with a small portion having 20 ft. of frontage on Northern boulevard, which portion is developed with a store and dwelling; that the major portion of the plot is vacant, running through the block from Glenwood street to Morgan street; that it is proposed to develop this vacant portion for the parking of patrons' cars in conjunction with a number of retail stores on Northern boulevard; that it is also proposed to erect a one story masonry 7-car garage on a portion of the proposed parking lot; that this garage building will have face brick walls facing the parking lot, and facing Morgan street; that there will also be a shingled mansard roof along the front and along the Morgan street side of the garage building; that the vacant portion of the plot will be surfaced with steam cinders treated with a binder; that the lot lines will be fenced and shrubbery-protected by a concrete curb and will be provided along both building lines; that there will be one curb cut from each street into the parking lot to provide easy ingress and egress; that the parking use will be solely for patrons' and employees' cars, with no fee to be charged; and

WHEREAS, the applicant contends that the store fronts upon Northern boulevard, which is a very heavily trafficked thoroughfare; that directly in front of the store is a bus stop, which takes in the greater part of the block between Morgan and Glenwood street, thus making the parking of motor vehicles impossible in this section; that the owners of the store have felt that their business has decreased over the course of years due to the failure of patrons being able to park their cars anywhere within the vicinity of the store; that it is imperative to supply adequate parking for patrons and the parcel of land immediately to the rear of the store provides the answer to the parking problem; and

WHEREAS, the applicant states that the present owner has

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held title to the property since March 16, 1942; that the assessed valuation of land is \$6,800 and of the building \$13,000 making a total of \$19,800; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant revised his application to omit private garages and to request open parking only; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h and Section 7A, for a term of five (5) years to permit the premises to be occupied for the parking of motor vehicles of the employees and patrons of the adjoining stores, with no fee to be charged, substantially as proposed and as indicated on plans filed with this application marked, "Received, December 22, 1954" (one sheet), and "July 22, 1954" (3 sheets), and in accordance with revised plans marked, "Received, March 3, 1955" (one sheet) *on condition* that the premises shall be levelled substantially as proposed to the grade of Glenwood street and Morgan street and surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that on the lot lines to the north, east and west there shall be a woven wire fence of the chain link type not less than five feet six inches in height; that against such fence there shall be a planting area protected with a curb and with suitable planting material as shown; that entrances may be to both Morgan street and Glenwood street; that such entrances shall be fitted with gates and shall be closed after business hours; that opposite such entrances there may be curb cuts to each street not over fifteen (15) feet in width; that during the term of this variance the premises shall be occupied or no other use than the open parking as herein permitted and no building shall be erected thereon; that there may be a sign on each street attached to the fence but not to extend beyond the building line, not illuminated and not exceeding five square feet in area, and advertising the parking use and limitations thereof, and such other information as may be required by the Commissioner of Licenses; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that sidewalks and curbing in front of the premises on both streets shall be constructed or repaired to the satisfaction of the Borough President; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

654-54-BZ

APPLICANT—Charles M. Spindler, for Estate of William J. Hurley, owner.

SUBJECT—Application August 24, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station and the change of occupancy of existing two, 2-car garages to motor vehicle repair shop and extension of garages to adjoining lot to enclose grease pits.

PREMISES AFFECTED—636-640 86th street and 2-12 Battery avenue, southwest corner, Block 6055, Lots 22 and 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 21, 1954 after due notice by publication in the Bulletin; laid over to January 25, 1955, for inspection and decision without further argument; hearing closed; then to February 23, 1955, for applicant to file revised plans with building arranged with opening on interior of site and not on Battery avenue and with pumps set back not less than 15 feet from street building line of 86th street; then to March 22, 1955, at the request of the applicant; nor further requests for adjournment; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 86th street are in a business use, C area, class 1 height district; Battery avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 11, 1954 acting on Alt. Applic. 2742-54, reads:

"1. In a business use district the proposed reconstruction of the existing gasoline station and the change of occupancy of the existing two two-car garages to motor vehicle repair shop, and the extension of the gasoline station to the adjoining lot to enclose the illegally erected grease pits is contrary to Art. II Sec. 4(a) subdiv. 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth; that the site is a corner plot consisting of two tax lots; that the corner lot, No. 23, has a frontage of 25 ft. on 86th street and 100 ft. on Battery avenue; that this plot was approved for a gas station under N.B. No. 3548-25 and certificate of occupancy No. 33384 is now in force covering this use; that the garage portion of the present building was constructed under N.B. No. 10043-30; that the present owners have held title to lot 23 since July 8, 1908 and have owned lot 22 since October 20, 1925; that both lots have actually been used as part of the same gas station for more than 25 years, with the tanks and pumps confined to the corner lot; that it is proposed to legalize the entire plot as a gas station; that it is also proposed to construct a one-story masonry extension on lot 22 to enclose the lubrication facilities; that this proposed extension will confine the greasing activities to the interior of the building and eliminate the present unsightly outdoor facilities; that it is further proposed to include the use of minor repairs with hand tools only, within the existing building; that the present gas pumps are located approximately 5 ft. from both building lines and it is proposed to relocate this pump island 10 ft. back from both building lines to insure the serving of gas inside the property; that it is also proposed to reduce the size of the present curb cut on Battery avenue and to relocate the existing curb cut on 86th street so as to start 5 ft. from the lot line; that the proposed extension will have a face brick facade and a mechanical system of ventilation will be installed for the grease pit; and

WHEREAS, the applicant contends that in view of the fact that the proposed extension will eliminate the present outside greasing facilities and improve the appearance of the site, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to lot 22 since October 20, 1925 and to lot 23 since July 8, 1908; that the assessed valuation of land is \$16,000 and of the buildings \$7,000; making a total of \$23,000; that the buildings were erected 1925 and 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension and rearrangement of area and to permit the continuance of the uses as now existing on Lot No. 23 to be extended to Lot No. 22 as now proposed and as indicated on plans filed with this application marked, "Received, August 24, 1954" (4

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sheets) and as amended by revised plans marked, "Received, March 18, 1955" (2 sheets) *on condition* that the premises shall be reconstructed and rearranged as indicated on such revised plans marked, "received, March 18, 1955," 2 sheets; that there shall be no motor vehicle openings from the existing garages to Battery avenue; that existing openings therefrom shall be closed and curbing replaced at curb cuts; that the accessory building shall be arranged as proposed with entrance thereto only from the lot as shown; that there shall be no openings in the rear lot line wall to the northwest but there may be openings provided same are filled with glass block as approved for exterior wall construction; that the greasing equipment shall be of the hydraulic type, except one open grease pit where shown, provided such grease pit is ventilated to the roof by means of an exhaust fan and duct; that such exhaust fan shall be located at the bottom of the pit; that the balance of the premises shall be rearranged as indicated; that the pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building line of 86th Street and not nearer than ten feet to the street building line of Battery Avenue; that the balance of the premises where not occupied with buildings and pumps shall be paved with concrete or bituminous paving; that along the westerly lot line there shall be a woven wire fence of the chain link type to a total height of not less than five feet six inches including a six inch high concrete base, and with a suitable terminating post at the building line of 86th Street; that curb cuts shall be restricted to one curb cut to 86th Street nor over 25 feet in width and one curb cut to Battery Avenue not over 28 feet in width, toward 86th Street as shown; that no part of either curb cut shall be nearer than five feet to a lot line as prolonged; that at the intersection of Battery Avenue and 86th Street there shall be installed and maintained a block of concrete extending not less than five feet along the building line and not less than twelve inches in height; that such fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting a post standard which shall be erected at the intersection instead of at the northwesterly corner as shown, for supporting a sign which may be illuminated advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

657-54-BZ

APPLICANT—Robert Gottlieb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application September 1, 1954 (decision of the borough superintendent), under sections 7e, 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 8, 1955 after due notice by publication in the Bulletin; laid over to March 8, 1955, for inspection and decision

without further argument; hearing closed; then to March 22, 1955, applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 169th street are in residence and business use, B area, class 1½ height districts; Webster avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1954 acting on N.B. Applic. 869-54, reads:

"1. In a business use district the proposed 'Gasoline Service Station, Office, Lubritorium and Sale of parts' is contrary to Sect. 4 of the Zoning Resolution.

and

WHEREAS, the decision of the borough superintendent, dated August 25, 1954, acting on N.B. Applic. 870-54, reads:

"1. In a Business use district the proposed 'Non storage garage, office and Motor Vehicle Repair Shop' is contrary to Sect. 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 90 ft. in depth, presently vacant; that it is proposed to erect a one story gas station at the south and central part and a small fireproof garage and motor vehicle repair shop, 45 ft. by 75 ft. on the rock ledge at north rear; and

WHEREAS, the applicant contends that Webster avenue is a 100 ft. wide heavily travelled major traffic artery; that the site, consisting of a large outcrop of rock, does not lend itself to erection of a building on the entire lot; that the owner, who runs a small fleet of taxicabs purchased this plot in 1951 with the sole thought of erecting a gas station and garage and repair shop for his taxicabs; that it is proposed to build one 24 ft. by 28 ft. fireproof building at the south line to be used for the office and lubritorium, with gas pumps in the center of lot and on the rock ledge to the north (about 7 ft. above grade), a fireproof building 45 ft. by 75 ft. one story, for use of the garage and motor vehicle repairing and servicing of his taxicabs; that the street now has quite a few non-conforming uses; that block 2887, lot 174 contains motor vehicle repair shop; that the one story 125 ft. building to the north on lot 151 contains four motor vehicle repair shops and across the street, block 2893, lot 62 there is a one story garage used in conjunction with the two 7-story warehouses adjoining; that the character of the street would not be materially changed by the proposed buildings; that Clay avenue, behind, is over 50 ft. above the grade of Webster avenue and the buildings overlooking the lot would in no way be affected by the proposed construction; that the erection of a gas station would not interfere with the present stations on Webster avenue as they are all quite a distance to the north and south; and

WHEREAS, the applicant states that the owner has held title to the property since February 1, 1951 and that the assessed valuation of land is \$17,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7f and 7i for a term of ten years, to permit the premises to be occupied as a garage and gasoline service station and repair shop substantially as proposed and as indicated on plans marked "Received September 1, 1954", 3 sheets, as amended by revised plans marked "Received March 1, 1955", 2 sheets, *on condition* that complete working drawings generally in accordance with such revised plans shall be submitted for further consideration by the Board and for imposition of conditions within thirty days from the date of this resolution; that such plans shall show proposed walls on the side and rear lot lines and arrangement for drainage from the rock condition at the rear; that pumps shall not be nearer than

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15 feet to the street building line and brand sign shall not be closed to adjoining residential occupancies; that any existing uses shall be removed; that after approval of such working drawings, all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

676-54-BZ

APPLICANT—Robert Gottlieb, for William Schwartz, owner.

SUBJECT—Application August 3, 1954 (decision of the borough superintendent), under sections 7c and 7h of the zoning resolution, to permit in the residence use district portion of plot the extension of existing parking and storage of motor vehicles in business use district, and to permit the access to loading bays through the residence use portion of plot.

PREMISES AFFECTED—1014 East 180th street and 2087-2093 Boston road, southwest corner, Block 3137, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, under Cal. 1482-21-BZ, an application was granted by the Board on January 31, 1922, to permit in a business and residence use district, the erection of a theatre and stores, under certain conditions; and

WHEREAS, under Cal. 1482-21-BZ, Vol. II, on May 13, 1952, the resolution was amended to permit the change in occupancy of the entire building to business and factory use; and

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, B area, class 1¼ and 1½ height districts; Boston road and East 180th street are in a business use, B area, class 1¼ and 1½ height districts, and

WHEREAS, the decision of the borough superintendent, dated July 20, 1954 acting on Alt. Applic. 599-54, reads

"1. Proposed parking & storage of motor vehicles & access to loading bays to building on same lot in a business & residence district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 190.18 ft. frontage by 270.08 ft. in depth, on which is located a building of three wings, two containing stores and one large fireproof wing which was erected as a motion picture theatre; that there is a parking lot, under certificate of occupancy No. 64, for the 117 ft. by 100 ft. on Boston road, replacing the open air theatre on the entire vacant portion 237 ft. deep; that the stores and a large part of the theatre are located in a business zone and the southwest portion in a residence district; that the Board granted a variance under Cal. No. 1482-21-BZ to allow the erection of the rear theatre portion in a residence zone; that on May 13, 1952 the Board, under Vol. II of Cal. No. 1482-21, permitted the change from theatre to factory; that the existing parking lot in the business portion of Boston road was not affected by the change; that however, the loading unloading for the factory is done through the parking lot and the doors are in the residential portion of the lot; that it is proposed to permit the extension of the parking lot and to allow loading and unloading in the same portion for factory pre-

viously granted by the Board; and

WHEREAS, the applicant contends that the rear portion is vacant and the western half has a rock ledge; that the proposed extension of the parking lot would clean up this yard and allow space for about 30 additional cars; that the neighborhood would in no way be adversely affected by this change but would actually fill a need for more off street parking; that access to the two loading bays of the factory is necessary for the delivery and removal of products; that the new amendment to the zoning resolution actually requires off street loading space for all commercial buildings; that access through the rear residential portion of the lot proposed for parking would be during daylight hours and would not affect the parking of cars on the lot at night; and

WHEREAS, the applicant states that the present owner has held title to the property as an original corporation since December 4, 1944 and as an individual owner since December 26, 1952; that the assessed valuation of the land is \$120,000 and of the building \$80,000 making a total of \$200,000; that the building was erected 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the extension of the parking use permitted by the borough superintendent into the more restricted district as proposed and as indicated on plans filed with this application, marked "Received August 3, 1954", 3 sheets, *on condition* that suitable fences shall be maintained along the rear and side lot lines for the operation of the portion proposed to be occupied up to the rock ledge, consisting of a woven wire fence not less than 5 ft. 6 in. in height, and to permit the additional use of crossing such parking lot to reach the shipping doors of the adjoining factory under the same ownership, as proposed and shown, *on condition* that the unbuilt upon portion of the plot shall be surfaced in accordance with the requirements thereof; that such portable fire-fighting appliances shall be maintained as the fire commissioner may require; that all curb cuts shall be restricted to existing curb cuts; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner owner.

SUBJECT—Application September 21, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non-automatic), lubritorium, motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Joseph A. De Marco.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Stillwell avenue are in a business use, D area, class 1 height district; Quentin road is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1954 acting on Alt. Applic. 2649-54 and superseded by Alt. Applic. 2649-54 dated January 7, 1955, reads:

"1. Proposed extension of gasoline filling station for use as a gasoline filling station, lubritorium, office, minor auto repairs with hand tools only and parking and storage for more than 5 cars violates Art. II Sec. 4a subd. 15, 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 100 ft. in depth, on which is located a gasoline service station for which certificate of occupancy No. 51607-28 has been filed; that the property referred to is presently zoned as a business district, class 1 height district and a D area district; that these designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to reconstruct the existing gasoline service station and extend it in area; and

WHEREAS, the applicant further states that this gas station was erected prior to the enactment of the amended zoning resolution in 1925; that fire department records show that plan No. 1681-24 was approved for the installation of two 550 gallon gasoline tanks and the installation was inspected and approved on October 1, 1924; that the gas station and office, laundry and car storage was erected under permit No. 4412-28 and certificate of occupancy No. 51607 was issued July 14, 1928; that the station has been in continuous operation since that time; that the premises included under the above permits was lot 79, 40 ft. by 100 ft., purchased by Rudolph Rheinhold on July 30, 1924; that on April 10, 1928 adjoining lot No. 77, also 40 ft. by 100 ft., was purchased and used in connection with the gas station, and open grease pits were installed; that in 1943 the present owner leased the premises, 80 ft. by 100 ft., with option to buy and exercised his option on December 29, 1945; that on October 7, 1949, the present owner purchased lot No. 75, 40 ft. by 100 ft. from the city and on October 25, 1949 he purchased lot 73, 40 ft. by 100 ft., and used these two lots having a frontage of 80 ft. for the parking of cars in conjunction with the gas station; that it is now intended to alter and extend the existing gas station by removing the present office and open lubrication pits, provide modern equipment for indoor lubrication, provide an auto laundry, new office and storage room, toilet facilities and modernize the appearance of the station and the entire premises; that it is also intended to pave the entire area with black top and provide a brick and ornamental iron fence along the rear and side lot lines; that it is proposed to install nine additional gas tanks, relocate the present pumps and install six new pumps and to make minor auto repairs and adjustments with hand tools only; and

WHEREAS, the applicant contends that Stillwell avenue is a wide and busy thoroughfare and is one of the main thoroughfares leading to Coney island from Kings highway and Bay parkway areas; and that the alteration proposed will improve the appearance of the property and will not adversely affect neighboring property; and

WHEREAS, the applicant states that the present owner has held title to the property since July 19, 1943 and October 7, 1949; that the assessed valuation of land is \$23,600 and of the building \$6,000 making a total of \$29,600; that the building was erected 1928; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that the enlargement of the gasoline station from the lot 40 ft. by 100 ft., as permitted in 1924, to the present frontage of 160 ft., described as used "in conjunction with the gasoline station", is an unlawful extension of the gasoline station, unless variances were granted by the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution to permit certain changes to the existing gasoline station and to permit existing parking area to be operated therewith.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the existing portion of the plot where parking has been permitted under a certificate of occupancy issued by the borough superintendent to be maintained under the same management as the balance of the premises where the gasoline service station exists and to permit the erection as an addition to such gasoline station an accessory building and the elimination of portion of present accessory building as now proposed and as indicated on plans marked "Received September 21, 1954", 4 sheets, and "January 17, 1955", 2 sheets, *on condition* that no additional curb cuts shall be constructed; that the sidewalks and curbing in front of the premises shall be maintained to the satisfaction of the borough president; that pumps shall be relocated so that none shall be nearer than 15 feet to the street building line; that pumps shall be of a low approved type; that nine additional approved gasoline storage tanks may be installed; that on the side lot line to the north from the accessory building to the street line of Stillwell avenue there shall be erected a woven wire fence of the chain link type, not less than 5 feet, 6 in. in height with substantial terminating posts at the building line; that along the rear lot line from the accessory building there shall be a similar fence where walls of adjoining buildings do not occur; that the fence shall be maintained along the street building line as required by the Borough superintendent where the parking has been permitted; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall require; that repairing with hand tools only may be permitted within the accessory building for minor adjustments; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the maintenance of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that such sign shall be erected substantially in the middle of the premises instead of at the extreme ends, as proposed; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

764-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Application September 29, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing gasoline service station to include car washing, lubritorium, motor vehicle repairs and accessory store, and to permit the removal of pumps from building line of East 92nd street and to relocate them along easterly wall of the building line by removing existing store partition and to extend the gasoline service station to easterly wall of building.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: James F. Vassalotti.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision without further argument; hearing closed and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 92nd street and Avenue K are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1954 acting on Alt. Appl. c. 2847-54, reads:

"1. The reconstruction of a gasoline service station and accessory store to be used as a gasoline service station, car washing, lubricatorium with minor auto repairs and accessory store, and signs on building, in a residence use district is contrary to the Zoning Res. Art. II Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 17 ft. 11¼ in. frontage by 80 ft. in depth and that as of July 25, 1916 the premises were in a business use district and received its present use designation on August 14, 1943; that the premises are presently developed with a two story building of class 4 construction having a frontage of 17 ft. 11¼ in. and a depth of 80 ft. and now being used as follows: cellar—boiler room; 1st floor—gas station, car wash, lubricatorium, minor auto repairs and accessory store; 2nd floor—one family; that the original building was erected under permit No. 11141 of 1922 and certificate of occupancy No. 19035 was issued on May 25, 1923 for a two story building of class 4 construction having a frontage of 17 ft. 11¼ in. and a depth of 80 ft. on a plot having a frontage of 25 ft. 11 in. on Avenue K and a depth of 80.01 ft. on East 92nd street, to be used as follows: cellar—ordinary storage; 1st floor—store; 2nd floor—one family; that fire department records show that under permit No. 1387-1923 permission was granted to install one 550 gallon gasoline tank on the vacant portion of the lot; that under this permit the plot size was shown as 45 ft. 1 in. on Avenue K and 80.01 ft. on East 92nd street; that under permit No. 9823-1931 permission was granted to alter the 1st floor and install two additional 550 gallon gasoline tanks and certificate of occupancy No. 67082 was issued on March 31, 1932 for the building to be used as follows: cellar—ordinary use; 1st floor—gasoline selling station and accessory store; 2nd floor—one family; that this permit indicates a street frontage of 25 ft. 11 in. on Avenue K and 80.01 ft. on East 92nd street; that through a subsequent street widening the plot was reduced in size to 17 ft. 11¼ in. depth; and

WHEREAS, the applicant states that it is proposed to permit owner to maintain the present use as follows: cellar—boiler room; 1st floor—gas station, car wash, lubricatorium, minor auto repairs and accessory store; 2nd floor—one family; that it is also proposed to remove the pumps from the building line of East 92nd street and relocate them along the easterly wall of the building by removing the existing store partition and extending the gas station to the east wall of the building; that part of the cellar wall be filled in and the remaining boiler room will be made fireproof; and

WHEREAS, the applicant contends that inasmuch as the city has reduced the size of the plot from 25 ft. 11 in. frontage on Avenue K to 17 ft. 11¼ in. and has lowered the street grades, the station as it exists today is unusable and has caused the owner undue hardship by depriving him of his income; that inasmuch as all previous permits indicate the gas station as having greater metes and bounds than is now proposed, the community will not be affected; that the re-

location of the pumps from the building line will result in greater pedestrian safety; and

WHEREAS, the applicant states that the present owner has held title to the property since June 5, 1923; that the assessed valuation of land is \$5,000 and of the building \$10,000 making a total of \$15,000; that the building was erected 1923; and

WHEREAS, this building and the adjoining building appear to have a common party partition constructed of wood studs and metal sheets; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee has noted that the grade of the street has recently been changed so as to lower it and make the station practically inaccessible to use, and also noted the frame construction of the rear party wall and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction and rearrangement of the present legally existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, September 29, 1954" (5 sheets), *on condition* that the walls at the rear shall be made fireproof or fire retarded to protect the adjoining occupancy; that the curb cuts shall not exceed three: two curb cuts each 30 feet in width in place of the present continuous curb cut and one not over fifteen feet in width to Avenue K; that the sidewalks and curbing shall be reconstructed or repaired to the satisfaction of the Borough President; that gasoline storage tanks shall not exceed four 550 gallon approved tanks; that no pump shall be placed against a rear wall except against a wall of fireproof construction; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 765-54-A.

765-54-A

APPLICANT—Lama, Proskauer and Prober, for Silvio Loria, owner.

SUBJECT—Appeal filed September 29, 1954, from a decision of the Borough Superintendent.

PREMISES AFFECTED—1341 East 92nd street and 9202 Avenue K, southeast corner, Block 8238, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 20, 1954, on Alt. App. 2847/54, reads:

"2. The change in use of portion of this frame bldg. from store to gasoline service station is contrary to Sect. 2.1.3.5 and Sect. 4.1.2 of the Bldg. Code."

and

WHEREAS, the applicant states the building is 2 stories, 22 ft. in height, 17 ft. 11¼ in. by 80 ft. in depth at first floor; 17 ft. 11¼ in. by 56 ft. in depth at 2nd floor, Class 4 construction, erected in 1923 on a lot 17 ft. 11¼ in. front by 80 ft. in depth, in a residence use, D area, Class I height district; used and occupied since 1932: cellar—boilerroom, 1st

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floor, gasoline service station, car washing, lubritorium, minor auto repairs and accessory store; 2nd floor—dwelling, one family; that no change in use or occupancy is now proposed; that the building is provided with one interior 3 ft. wide wood stairs, enclosed with partitions of stud, wire lath and $\frac{3}{4}$ in. portland cement plaster; doors are wood not self-closing. Stairhall leads direct to street and is provided with ladder and scuttle to roof; and

WHEREAS, the applicant states the building was erected under Permit #11141/22 and Certificate of Occupancy #19035 issued May 25, 1923, for a two-story building, Class 4 construction, 17 ft. 11 $\frac{1}{4}$ in. by depth of 80 ft. on a plot having a frontage of 25 ft. 11 in. and a depth of 80.01 feet; used and occupied as follows: cellar—ordinary storage; 1st floor—store; 2nd floor—one family; that Fire Department records show that under Permit #1387/23 permission was granted to install one 550 gallon gasoline tank on the vacant portion of the lot; which was shown to be 45 ft. 1 in. on Avenue K and 80.01 feet on East 92nd street; that under Permit #9823/31 permission was granted by the Superintendent of Buildings to alter the first floor and install two additional 550 gallon gasoline tanks and Certificate of Occupancy #67082 was issued for the following use: cellar—ordinary use; 1st floor—gasoline selling station and accessory store; 2nd floor—one family; that this alteration permit indicates a street frontage of 25 ft. 11 in. on Avenue K and 80.01 feet on East 92nd street; that through a subsequent street widening the plot was reduced in size to 17 feet, 11 $\frac{1}{4}$ in. in depth; and

WHEREAS, the applicant states it is now proposed to remove the store front and extend the gasoline station to the easterly wall of the building; that this alteration has become necessary because of the reduction in size of the lot by the street widening; that the gasoline station as it now legally exists is in a frame building and its mere extension of 7 feet into the same building will not be hazardous; and

WHEREAS, the applicant contends that when the building was erected as a store and one family dwelling it was outside the fire limits and Class 4 construction was permitted; that the proposed extension of use will not be more hazardous than as now exists; the exposed walls and ceiling over the station will be fire-retarded with metal lath and 1 in. portland cement mortar having a one-hour fire rating; that all necessary fire fighting equipment as prescribed by the Fire Department will be maintained.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 2847 of 1954, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and in all other respects shall comply with the requirements of the resolution adopted this day under Cal. No. 764-54-BZ; and that a new Certificate of Occupancy shall be obtained.

806-54-BZ

APPLICANT—Burke, Green and Groh, for Milton and Esther Mittel, owners.

SUBJECT—Application October 21, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the maintenance of existing dwelling, without the required setback from street line.

PREMISES AFFECTED—170-15 69th avenue, north side, 40 ft. west of 171st street, Block 6924, Lot 3, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Arthur J. McGee and Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 69th avenue and 171st street are in a residence use, G-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 22, 1954 acting on N.B. Applic. 1259-53, reads:

"1. The erection of a building within a G-1 area district less than 15 feet from a street as laid out upon the City Map is contrary to Art. IV Sec. 16-C(b) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth, on which is located a building 49 ft. 10 in. front by 40 ft. in depth, one story, 18 ft. 7 in. in height, of class 3 construction, to be used as a one family residence; that it is proposed to permit the existing structure to remain without the required setback from the street of 15 ft. but in lieu substitute a 13 ft. setback; and

WHEREAS, the applicant further states that as of July 25, 1916 the property in question was in a business district and a D district; that the present use designation became effective on September 18, 1947 and the area designation on February 7, 1949; that the height designation has not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that when constructing this home the builder brought his building out as far as the other homes in the immediate neighborhood thinking that he was within the 15 ft. setback required in the G-1 area zone; that on his final survey he discovered that he was shy by 2 ft. of conforming with said requirement by having the front of his building less than 15 ft. from the street as laid out upon the city map; that this request to the Board is made solely to enable the owner of the property to obtain a variance so that he may receive a certificate of occupancy from the building department; and

WHEREAS, the applicant states that the present owner has held title to the property since November 19, 1953; that the assessed valuation of land is \$2,400 and of the building \$3,000 making a total of \$5,400; that the building was erected 1953; and

WHEREAS, the premises and surrounding area was inspected by a committee of the Board

WHEREAS, the existing front yard is in addition to the space as proposed for street widening; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the front yard as proposed and as indicated on plans filed with this application marked, "Received, October 21, 1954" (5 Sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that all permits shall be obtained and all work completed within six months from the date of this resolution.

853-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Cono Liguori, owner.

SUBJECT—Application November 9, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of present use by permitting the change

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of use of building C from four truck garage to four truck and two pleasure car garage, and the use of existing gasoline pump and tank for owner's use only; and the change of use of public garage in building D, to storage of baled waste paper, rags and scrap iron; and the change of use of building E from repair shop and garage, to storage of baled waste paper and rags; building A and B to continue present legal uses of two family dwelling and store in building A and rag shop in building B.

PREMISES AFFECTED—3027-3037 Atlantic avenue, northwest corner of Essex street, Block 3956, Lots 21, 23 and 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision without further argument; applicant to file information as to status of violation on the building; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Essex street are in residence and business use, C area, class 1 height districts; Atlantic avenue is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 18, 1954 acting on Alt. Applic. 2699-54, reads:

"1. The change of Use and Extension from Public Garage, Garage for four (4) trucks, rag shop, repair shop and Garage, Store and two families to storage of baled paper, rags and metal scrap, garage for four (4) trucks, garage for two pleasure cars, sorting and baling of paper and rags, store and two (2) families, in a Business and Residential Use District is contrary to Art. II Sec. 3 and 4(a) paragraph 20 of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 ft. 5 1/3 in. frontage by 91 ft. 11 in. in depth, presently developed with four 1-story buildings and one 3-story building designated as buildings A, B, C, D and E; that the use district maps show that the premises are located in a class C area district and a class one height district; that the part of the premises within 100 ft. of Atlantic avenue is in a business district and the remainder is in a residence use district; that as of July 25, 1916 that part of the premises within 100 ft. of Atlantic avenue was in an unrestricted use district and the remainder was in a residence use district; that the premises received their present use designation on May 14, 1941; and

WHEREAS, the applicant further states that building A was erected under N. B. 642-1892 and altered under Alt. 8501-1919 and no certificate of occupancy was issued; that it was occupied as follows: cellar—boiler room and storage; 1st floor—store; 2nd and 3rd floors—one family each floor; that building B was erected under permit No. 3212-1918 and certificate of occupancy No. 6174 was issued for use of the 1st floor as a rag shop; that department of licenses have issued permit No. B-14102 for junk shop; that building C was erected under B.N. 124-1950 and no certificate of occupancy was issued; that the 1st floor of this building was occupied as a garage for 4 trucks; that the present 550 gallon storage tank and dispensing pump now existing in this building was installed under fire department permit Misc. 115-20-48 issued for No. 3027 Atlantic avenue which is shown on plans as building D; that building D was erected under permit No. 8842-1922 and certified of occupancy No. 3030A was issued for the following uses: cellar—boiler room;

1st floor—public garage; that building E was erected under permit No. 11405-1919 and certificate of occupancy No. 1150 was issued for use of the 1st floor as repair shop and garage; that it is proposed to maintain present uses as follows: building A, 3 stories in height, of class 3 construction, having a frontage of 25 ft. 4 in. and a depth of 53 ft. 5 in., occupied as follows: cellar—boiler room; 1st floor—store; 2nd and 3rd floors—one family each floor; building B, one story in height, of class 3 construction, having a frontage of 25 ft. 4 in. and a depth of 56 ft. 4 in., occupied on the 1st floor for rag storage and paper baling; building C, one story, of class 3 construction, having a frontage of 25 ft. 4 in. and a depth of 119 ft. 6 in., occupied as follows: 1st floor—four truck garage and two pleasure car garage; one 550 gallon gasoline tank and gasoline pump for owner's use only; building D, one story, of class 3 construction, having a frontage of 25 ft. 4 in. and a depth of 125 ft. 10 in., occupied as follows: cellar—boiler room; 1st floor—storage of baled waste paper, rags and scrap iron; building E, one story, class 3 construction, having a frontage of 38 ft. 6 in. and a depth of 50 ft., occupied on the 1st floor for the storage of baled waste paper and rags; that therefore it is seen that buildings A and B will be continued with their present legal uses; that the use of building C will be changed from a legal four truck garage to a four truck and two pleasure car garage and it is proposed to legalize the present gasoline pumps and tank for owner's use only, in connection with owner's four trucks and two pleasure cars; that the use of building D will be changed from a legal public garage to storage of baled waste paper, rags and scrap iron and the use of building E will be changed from a legal repair shop and garage to the storage of baled waste paper and rags; that as buildings C, D, and E now have legal non-conforming uses, the replacement of said uses will not affect the community; and

WHEREAS, the applicant contends that there are many non-conforming uses within the affected area as follows: block 3956, lot 25—public garage; block 3938, lot 49—used car lot; block 3973, lot 24—foundry; block 3971, lot 21—public garage; that the premises have been owned since before the zone was changed from unrestricted to business in 1941 and as the owner has operated a junk shop on the premises since 1917 and acquired all of the property for future extension of the same business, it would be a hardship to deprive him of that right at this time by changing the zone; and

WHEREAS, the applicant states that the present owner has held title to lot 21 since October 18, 1917; lot 23 since June 7, 1920 and to lot 24 since March 21, 1938; that the assessed valuation of land is \$14,500 and of the buildings \$22,000 making a total of \$36,500; that the buildings were erected 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the conditions proposed to be maintained are found to be substantially in use; the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution that the application be and it hereby is granted under Section 7e to permit the use of the buildings as proposed and as indicated on plans filed with this application marked, "Received, November 9, 1954" (4 sheets) and for the uses therein proposed and substantially as now existing, except to increase private garage from 4 trucks to 4 trucks and 2 pleasure cars all belonging to owner of the premises, on condition that the building shall not be increased in height or area; that such portable fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

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990-54-BZ

APPLICANT—Simeon Heller, for Walter Daniels, owner.
SUBJECT—Application December 30, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district the relocation of a dwelling without the required setback from street line and without the required side yards.

PREMISES AFFECTED—53-31 Marathon parkway, northeast corner of Horace Harding boulevard, Block 8240, Lot 6, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 15, 1955, for inspection, if necessary, and decision; hearing closed; then to March 22, 1955, for applicant to file revised plans to meet requirements as stated; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 27, 1954 acting on Alt. Applic. 2974-54, reads:

"1. Proposed relocation of dwelling on the plot is to comply with Sec. 15-A(c) and (e) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 33.20 ft. frontage by 100 ft. in depth, irregular, on which is located a one and a half story frame residence and garage; that this is the remains of a parcel, a portion of which has been taken by condemnation by the City for the widening of Horace Harding boulevard; that it is proposed to relocate the existing residence on the remains of this property and place a garage in the cellar facing Horace Harding boulevard; that in so relocating the residence, the north side yard would become 4 ft., which is the minimum allowed for legal light and ventilation under the building code, and the setback from Horace Harding boulevard at its closest point will be approximately 2 ft.; and

WHEREAS, the applicant further states that on May 5, 1947 the zoning was changed from business to residence use and from E to E-1 area, ½ height; that the E-1 zoning would require a side yard of approximately 4 ft. 5¾ in., which is about 5¾ in. more than is proposed; that the setback from Marathon parkway will remain as at present, 18.97 ft., but the present garage would be converted into a porch and a new garage constructed in the cellar opening to Horace Harding boulevard; and

WHEREAS, the applicant contends that with the side yard and setback requirements of the zoning act, it would be impossible to make any use of the lot if the owner were forced to demolish the existing residence; that in addition, it would create a tremendous hardship on the owner as he would have to find a new home for himself and take the loss on the remainder of the land and building which is to remain on the property which would be left after condemnation; that Horace Harding boulevard will be a through arterial highway, 260 ft. wide, on which the setback provisions would not be of very great importance; that diagonally across the street from this property, on the southwest corner, there is presently in existence a large gas station which will remain and directly across the street, on the southeast corner, there is presently a large shopping center; that to the east, the existing residence, which is to remain, will not have legal setbacks either; that if this house were demolished no new

residence could be erected on this site and the property would be lost to the City as a tax paying entity; and

WHEREAS, the applicant states that the present owner has held title to the property since November 10, 1950; that the assessed valuation of the land is \$1,800 and of the building \$7,400 making a total of \$9,200; that the building was erected 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under section 21 as to requirements for yards, to permit the relocation of the building required to be reconstructed in connection with the widening of Horace Harding boulevard, substantially as proposed and as indicated on plans filed with this application, marked "Received December 30, 1954", 7 sheets, "February 3, 1955", one sheet and "March 18, 1955", 1 sheet, on condition that the building proposed to be relocated shall be arranged substantially as indicated on revised plan marked "Received March 18, 1955" showing grades, on condition that the yards as proposed shall be maintained; that the overhanging eaves shall have proper gutter with snow guards on the southerly roof; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 12:20 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 22, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

119-47-SM

APPLICANT—The Cincerte Corporation, owner-manufacturer.

SUBJECT—Application for consideration—reopening as to amendment to resolution as to additional cinder block and cinder brick—re Durablock Cinder and Concrete Building Block; previously approved.

APPEARANCES—

For Applicant: Harold Lane.

ACTION OF BOARD—Resolution amended and material approved in accordance with the report of Committee on Test and that all blocks shall be manufactured at the factories of the applicant as have been inspected and approved by the Board.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 119-47-SM.

Subject: Amendment to resolution as to additional cinder block and cinder brick.

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Cincrete Corp., requested by letter dated November 28, 1950 that the resolution adopted June 17, 1947 and as amended through November 28, 1950 under Cal. No. 119-47-SM be amended so as to include additional sizes of cinder block and cinder brick. The application was reopened by a vote of the Board January 16, 1951.

Purpose

The material are concrete masonry units.

Description

The blocks are manufactured of the same material, of the same mix and on the same machines as the blocks previously approved under Cal. No. 119-47-SM.

The bricks are made of a mix of 500 lbs. of cement and 3,200 lbs. of aggregate; the aggregate is 85% cinders and 15% sand.

Inspection and Test

Sample blocks and bricks were identified and marked, at the plant of the applicant, December 16, 1954 by Asst. Engr. J. A. Darts. Tests were made on these blocks and bricks in accordance with the Masonry Rules of the Board.

Results were as follows:

- Block. 1. 4" x 6" x 18" Solid Cinder
Compressive Strength = 1688 psi
Absorption = 11.7%
2. 4" x 9" x 18" Solid (Partition)
Compressive Strength = 745 psi
Absorption = 13.7%
3. 4" x 8" x 18" Cinder
Compressive Strength = 1280 psi
Absorption = 13%
4. 6" x 8" x 18" Cinder
Compressive Strength = 1251 psi
Absorption = 10%
5. 6" x 9" x 18" Cinder
Compressive Strength = 852 psi
Absorption = 13.5%
6. 10" x 8" x 8" Cinder
Compressive Strength = 1061 psi
Absorption = 11.8%
- Brick. 1. 2 3/4" x 3 5/8" x 7 3/4"
Compressive Strength = 3617 psi
Modulus of Rupture = 487 psi
Absorption = 10.5%
2. 2 1/4" x 3 5/8" x 7 3/4"
Compressive Strength = 3279 psi
Modulus of Rupture = 486 psi
Absorption = 12.8%

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends that the resolution adopted on June 17, 1947 and amended November 28, 1950 under Cal. No. 119-47-SM be amended to include additional size cinder block so that the block and brick recommended for approval (including those previously approved) shall be as follows:

- Concrete Block
Hollow—4" x 8" x 18"; 8" x 12" x 16"; 8" x 8" x 18".
Solid—4" x 8" x 18"; 8" x 12" x 16".
- Cinder Block Brick Size
2 1/4" x 3 5/8" x 7 3/4"; 2 3/4" x 3 5/8" x 7 3/4".
- Cinder Block
Solid—2" x 8" x 18"; 4" x 6" x 16"; 4" x 9" x 18"
(partition) 8" x 12" x 16"; 8" x 8" x 18".
Hollow—3" x 8" x 18"; 4" x 8" x 18"; 6" x 8" x 18";
6" x 8" x 18" Header; 6" x 9" x 18" Header; 6" x
9" x 18"; 8" x 8" x 18" Header; 8" x 9" x 18";
10" x 8" x 18".

on condition that the following requirements shall be complied with:

- That these units be manufactured according to the specifications as herein set forth, at the applicants plant located at 26th Avenue and East River, Long Island, New York.

2. That these units be manufactured, cured, stored and used in accordance with the requirements of the Administrative Building Code and the Rules of the Board for the manufacture, testing and use of Concrete Masonry Units.

3. That these units be marked as required by Rules 8.1, 8.2 and 8.4.

4. That Rule 8.5 be complied with.

5. That quarterly test reports of compression for not less than three representative samples of each size of block described herein manufactured during the quarter be filed with the Board. Unless these tests are performed at a Laboratory approved by the Board, such reports shall be verified before a notary public or commissioner of deeds by the person performing the same.

6. That only approved aggregates shall be used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 17, 1947 and November 28, 1950 in accordance with the above report and that all blocks shall be manufactured at the factories of the applicant, as have been inspected and approved by the Board.

395-54-SM

APPLICANT—Cincrete Corporation, owner.

SUBJECT—Application April 27, 1954—Durablock Cinder Cavity Wall Block (8x8x16 inch Hollow Load Bearing Cinder Cavity Wall Block), approval of.

APPEARANCES—

For Applicant: Harold Lane.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test and that all blocks shall be manufactured at the factories of the applicant as have been inspected and approved by the Board.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 395-54-SM

Subject: Durablock Cinder Block Cavity Wall Block, approval of.

Cincrete Corp., Long Island, New York filed April 27, 1954 an application with the Board of Standards and Appeals for approval of the material known as Durablock Cinder Block Cavity Wall Block under the provisions of the Administrative Building Code (C26-309.0) and The Masonry Rules of the Board.

Purpose

The material is used as an eight inch masonry unit to obtain cavity wall construction.

Description

The block is made in a size of 8" x 8" x 16" and may be compared to two three inch blocks joined with a two inch web; this web extends approximately three inches up into the block, leaving a "V" shaped void approximately 5" deep and 2" wide at the opening of the "V".

The units are made of either cinders or waylite and the design mix is as follows:

Cinders:—450 lbs. approved Hi-Early Cement. 2800 lbs. of cinders and 400 lbs. of sand.

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Waylite:—400 lbs. of approved Hi-Early Cement, 3200 lbs. of Waylite and 800 lbs. of sand. The mix is then formed on the Besser machine equipped with a special mold. The formed blocks are steam cured then allowed to air cure.

Inspection and Test

The plants of the applicant at both Glen Cove, Long Island and Long Island City were inspected by Asst. Engr. J. A. Darts Committee on Test. Sample units of both cinder and waylite were identified and marked. Compression and absorption tests were conducted on the identified samples. Results were as follows:

Cinder —Average compressive strength	1463 psi
Absorption	11.2%
Waylite—Average compressive strength	1112 psi
Absorption	9.75%

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Durablock Cinder and/or Waylite Block Cavity Wall Block in sizes of 8" x 8" x 16" or the half block 8" x 8" x 8" as manufactured at the applicants plants located in Long Island City and Glen Cove Rd., Carle Placc, New York for use in New York City as a hollow load bearing masonry unit in cavity wall construction under the provisions of C26-309.0 Administrative Building Code on condition that the requirements of the Masonry Rules of the Board are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report and that all blocks shall be manufactured at the factories of the applicant, as have been inspected and approved by the Board.

485-49-A

APPLICANT—Olvany, Eisner and Donnelly, for Sanford Estates, Inc. (Detecto Scales, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—544-560 Park avenue, south side, from Nostrand avenue to Sanford street (2nd floor), Block 1731, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Merwin Lewis.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it appears that no device is available to fulfill the requirement and that the Fire Department does not oppose its elimination from the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, so as to omit the following clause:

"* * * that the booth shall be equipped with an electronic or electrically operated detecting device"; and that

in all other respects the requirements of the above cited resolution shall be complied with."

774-49-A

APPLICANT—Olvany, Eisner and Donnelly, for Aufiero Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment re Appeal from an order and decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—692-704 Myrtle avenue and 144 to 156 Spencer street, southwest corner, Block 1750, Lots 24 to 30, (4th floor), Borough of Brooklyn.

APPEARANCES—

For Applicant: Merwin Lewis.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, it appears that no device is available to fulfill the requirement and that the Fire Department does not oppose its elimination from the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, so as to omit the following clause:

"* * * that the booth shall be equipped with an electronic or electrically operated detecting device"; and that in all other respects the requirements of the above cited resolution shall be complied with."

22-55-A

APPLICANT—Gabriel Nathan, for SKR Holding Corp., owner.

SUBJECT—Application January 19, 1955—filed pursuant to section 35, General City Law re construction partly in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—64-13 to 64-21 Rockaway Beach boulevard, south side, 80.86 ft. east of Beach 65th street, Block 396, Lot 5, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and H. Licht.

For Opposition: Samuel Jacobson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 6, 1955, on Alt. App. 911 of 1954, reads:

"1. Use of frame bldg. as factory is contrary to C26 254.0 (table) 4.1.5 & 4.1.3 B. C.

"2. No construction permitted in the bed of a mapped street without approval of the Board of Standards & Appeals. Sec. 35 Genl. City Law."

and
WHEREAS, the applicant states the premises consist of a lot 100.43 ft. by 135.40 ft. irreg. in depth, located in a business and residence use, D area, Class One height district upon which there exists a one story, fifteen foot high building of Class 4 construction 50 ft. front by 130 ft. irreg. in

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area, used and occupied since approximately 1913 as follows: 1st floor—garage, gasoline service station, motor vehicle repair shop, automobile showroom and parking lot, for which no certificate of occupancy has been issued; and

WHEREAS, violation #31 of 1954, was issued February 27, 1954, for using and occupying a portion of the premises in a residence use district for the storage of plastic components and machine shop; and

WHEREAS, the applicant states that it is proposed to demolish the portion of the building located within the residence use district and to erect a new 8 in. masonry wall at the rear of the remaining portion of the structure and to use the existing frame building in the business use district for the manufacturing of plastics, for a machine shop and for open parking with an occupancy of 20 persons and the portion of the property located in a residence use district will remain vacant; and

WHEREAS, the applicant contends that the exterior walls are clad with galvanized iron, that the building was used as a gasoline service station, garage, motor vehicle repair shop and auto sales room and offices and the open area as a parking lot since 1913; that the gasoline service station use was discontinued about 1946; that the plastic material used on the premises consists of cellulose acetate, a non-inflammable product; that the new 8 inch concrete block wall to be erected at the rear of the building along the use district boundary line will extend to the underside of the roof boards and will confine the use of the building to the portion within the business use district; that the proposed factory use in the existing frame building is less hazardous than the previous use of gasoline service station, motor vehicle repair shop, etc. that existed for over 33 years; that the commercial uses in the frame building have never been abandoned since the building was erected in 1902, with the exception of the gasoline storage tanks which were emptied and sealed off in 1946; that the proposed street widening has been on the City map since March 28, 1912; that no new construction is contemplated within the bed of the mapped street widening and it is felt that the owners should be permitted to continue to enjoy the use of that portion of the existing structure located within such widening until such time as the City consummates condemnation proceedings; and

WHEREAS, the premises and building were inspected to view construction by a committee of the Board and the Committee found that the structures were unsuitable to permit use proposed.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 911 of 1954, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

723-54-A

APPLICANT—Rudolph C. P. Boehler, for 2639 Corporation, owner.

SUBJECT—Application September 20, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—270 Park avenue, west side, from East 47th to East 48th streets, 43 East 47th street, 28-42 East 48th street and 401-409 Madison avenue, Block 1283, Lots 21-34, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating, and Deputy Chief Connolly 4

Negative 0

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Marck.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over to April 19, 1955, at 2 P. M., for inspection and decision; hearing closed.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleecker street, Block 540, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Levy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, 2 P. M., for inspection and decision; hearing closed.

337-54-A

APPLICANT—Sidney Daub, for Mutnick Holding Corp., owner.

SUBJECT—Application April 27, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Greene street, east side, 226 ft. ¼ in. south of West Houston street (Block 513, Lot 6), Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P. M., for inspection and decision; hearing closed.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P. M., for inspection in view of statement by applicant that the owners do not appear to be willing to remove the rubber tiling voluntarily.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side,

MINUTES

21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955 at 2 P.M., to permit inspection; applicant has been notified.

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.

SUBJECT—Application August 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 15 (4th floor), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P.M., for inspection and decision; hearing closed.

763-54-A

APPLICANT—Elias K. Herzog, for Lynn Operating Corp., owner.

SUBJECT—Application September 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P.M., for inspection and decision; hearing closed.

822-54-A

APPLICANT—Samuel November, for American Welfare Association, Inc., of New York, owner.

SUBJECT—Application October 29, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Samuel November.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar for further study and statement as to fire prevention methods.

84-55-A

APPLICANT—Hurley and Hughes, for New York Eye and Ear Infirmary, owner.

SUBJECT—Application February 7, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—314 East 14th street, south side, 150 ft. east of 2nd avenue, Block 455, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to March 29, 1955, at 2 P.M., applicant to file revised plans as to stairs and fire escape; hearing closed.

1121-39-BZ—Vol. I

APPLICANT—William H. Altman and Berman & Silver, for Publix Gas Stations Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to pumps—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6001-6015 Church avenue, 538-562 Remsen avenue, northwest corner and 865-887 Ralph avenue, Block 4686, Lots 1, 5 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Norman R. Silver.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on December 19, 1939, on certain conditions; and

WHEREAS, the resolution was amended on February 16, 1940 and February 26, 1946; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1939, as thereafter *amended* by resolutions adopted through February 26, 1946 and April 1, 1952, by adding thereto:

"that the pumps hereinbefore required may be replaced by pumps of a low approved type in the same locations as heretofore approved; and that such pumps shall be located not nearer than 15 feet to the street building line." (Alt. 4092/45)

402-40-BZ

APPLICANT—Agnes M. Hall, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use, F area district, the erection and maintenance of a building to be used as an auto laundry, lubricatorium, office and boiler room in conjunction with a gasoline service station, on a plot previously occupied as a gasoline service station.

PREMISES AFFECTED—144-39 to 144-47 Farmers boulevard, southeast corner of South Conduit avenue, Block 4517, Lot 1 and part of Lot 3, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alvin J. Sander.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 10, 1940, on certain conditions; and

WHEREAS, the resolution was amended on October 31, 1950; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on October 20, 1953; and

MINUTES

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1950, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that working drawings have been prepared and filed with the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 27644/50).

145-47-BZ—Vol. II

APPLICANT—Abraham Grossman, for G. L. G. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from wagon storage and stable to store in cellar, garage for more than five motor vehicles on first floor, upper floors to remain vacant, for a term of ten years (previously denied under sections 7e and 21 for garage for more than five motor vehicles and factory).

PREMISES AFFECTED—19 Cornelia street, north side, 216 ft. 7½ in. west of West 4th street, Block 590, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 21, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 27, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and a new certificate of occupancy shall be obtained." (Alt. App. 1529/49).

parking and storage of more than five motor vehicles to remain, for a term of years.

PREMISES AFFECTED—161-51 to 161-61 Baisley boulevard, northwest corner of New York boulevard, Block 12256, Lot 31—formerly 32, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 15, 1952, on certain conditions; and

WHEREAS, the resolution was amended on July 7, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 23, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 15, 1952, as thereafter *amended* by resolutions adopted on July 7, 1953 and March 23, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N. B. 5238/51).

447-53-BZ

APPLICANT—Dominick Salvati and Son, for Patrick Brini, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include service and lubrication and office.

PREMISES AFFECTED—93-09 Rockaway boulevard, north side, 14.22 ft. east of 93rd street, Block 9114, Lot 25, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 16, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 16, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing

(Continued on page 520)

782-51-BZ

APPLICANT—Kitzler and Nurick, for Henry H. Hudson, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7h of the zoning resolution, permitting in the local retail use district portion of a lot, located in a residence and local retail use district, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, accessory sales room and office and permitting the existing

ANNUAL REPORT

CASES FILED AND PENDING 1954

Filed 1954	A	BZ	S	SA	SM	SR	M'L	T'L	GR. T'L
JANUARY	30	21	0	15	1	0	146	213	..
Restored	5	18	0	6	3	0	0	32	245
FEBRUARY	30	28	0	9	11	0	83	161	..
Restored	3	15	0	4	1	0	0	23	184
MARCH	32	30	0	5	11	0	132	210	..
Restored	3	19	0	1	0	0	0	23	233
APRIL	40	29	0	7	9	0	138	223	..
Restored	7	18	0	5	1	0	0	31	254
MAY	44	29	0	12	29	0	143	257	..
Restored	10	15	0	3	8	0	0	36	293
JUNE	49	21	0	15	8	0	193	286	..
Restored	5	27	1	11	8	0	0	52	338
JULY	39	28	0	38	15	0	143	263	..
Restored	7	16	0	8	8	0	0	39	302
AUGUST	3	6	0	0	0	0	0	9	..
Restored	0	0	0	0	0	0	0	0	9
SEPTEMBER ..	35	36	0	8	13	0	130	222	..
Restored	4	23	0	11	8	0	0	46	268
OCTOBER	33	25	0	17	16	0	92	183	..
Restored	4	13	0	5	1	0	0	23	206
NOVEMBER ...	27	32	0	10	11	0	89	169	..
Restored	10	14	0	6	1	0	0	31	200
DECEMBER	28	43	0	16	20	0	74	181	..
Restored	5	9	0	1	9	1	0	25	206
TOTAL	453	515	1	213	192	1	1363	2738	2738
PENDING									
Dec. 31, 1953 ...	294	356	4	369	530	5	0	1558	1558
GRAND TOTAL	747	871	5	582	722	6	1363	4296	4296
DISPOSITION 1954									
JANUARY	35	29	0	17	8	0	146	235	..
FEBRUARY	47	35	0	20	5	0	83	190	..
MARCH	27	55	0	22	34	0	132	270	695
APRIL	21	32	1	1	2	0	138	195	..
MAY	31	59	0	6	7	0	143	246	..
JUNE	63	72	0	13	20	0	193	361	802
JULY	61	61	0	16	16	0	143	297	..
AUGUST	0	0	0	0	0	0	0	0	..
SEPTEMBER ...	19	13	0	0	0	0	130	162	459
OCTOBER	46	43	0	25	22	0	92	228	..
NOVEMBER ...	54	44	0	16	11	0	89	214	..
DECEMBER ...	33	30	0	9	7	1	74	154	596
TOTAL	437	473	1	145	132	1	1363	2552	2552
PENDING									
Dec. 31, 1954...	310	398	4	437	590	5	0	1744	1744

Code: A—Appeals from Administrative Decisions. BZ—Applications under Zoning Resolution. S—Applications for Variations of Labor Law. SA—Applications for Approval of Appliances. SM—Applications for Approval of Materials. SR—Applications for Adoption of Rules. M'L—Miscellaneous Docket.

ANNUAL REPORT

DOCKET

Cases pending December 31, 1953	1558
Cases filed up to December 31, 1954	1014
Restored to Docket	361

MISCELLANEOUS APPLICATIONS

Requests to reopen	874
Requests to amend	141
Requests to rescind	1
Requests for extension of time	193
Requests for extension of term of variance	117
Requests for approval of plans	37
Total	4296

Disposed of	2552
Cases pending December 31, 1954	1744

DISPOSITION OF CASES

Withdrawn	161
Dismissed	34
Denied	116
Granted	4
Granted on condition	596
Appliances approved	112
Appliances dismissed, disapproved or withdrawn	33
Materials approved	87
Materials dismissed, disapproved or withdrawn	45
Rules approved	1

MISCELLANEOUS ACTIONS

Requests to reopen granted	852
Requests to reopen denied	9
Requests to amend granted	141
Requests to rescind granted	1
Requests for extension of time granted	193
Requests for extension of term of variance	117
Plans approved	37
Requests withdrawn or dismissed	13
Total	2552

MONEYS RECEIVED

SUBSCRIPTIONS

	1st QUARTER	2nd QUARTER	3rd QUARTER	4th QUARTER	TOTAL
To Bulletin	\$1,200.00	\$870.00	\$640.00	\$800.00	\$3,510.00
Cash Sales	539.60	396.28	301.45	457.85	1,695.18
Paid to City Treasurer	\$1,739.60	\$1,266.28	\$941.45	\$1,257.85	\$5,205.18

REVIEW FROM 1916

Year	Cases Filed	Restored & M'l Actions	Total to Dis- pose of	Pending Previous Year	With- drawn	Dis- missed	Disposed of as follows: Cases Denied	Granted, etc.	M'l Actions	Total Cases	Pending Dec. 31st
1916	502	32	534	0	39	64	59	204	32	398	136
1917	2620	35	2655	136	291	154	241	838	35	1559	1232
1918	1734	160	1894	1232	803	666	418	1009	160	3056	70
1919	1005	73	1078	70	105	47	271	594	41	1058	90
1920	793	114	907	90	84	100	233	457	33	907	90
1921	1720	176	1896	90	102	296	337	827	35	1597	389
1922	1575	405	1980	389	171	195	262	1025	281	1934	435
1923	1562	308	1870	435	149	189	193	928	219	1678	627
1924	1540	415	1955	627	173	194	290	1003	324	1984	598
1925	1350	335	1685	598	140	129	203	793	275	1540	743
1926	1147	403	1550	743	193	85	289	864	403	1834	459
1927	1357	575	1932	459	168	137	261	679	477	1722	669
1928	988	467	1455	669	230	107	312	585	384	1618	506
1929	765	508	1273	506	177	62	190	518	440	1387	392
1930	760	523	1283	392	175	38	215	379	451	1258	417
1931	623	645	1268	417	103	44	184	471	539	1341	344
1932	631	641	1272	344	158	22	159	492	524	1355	261
1933	389	648	1037	261	54	34	144	312	542	1086	212
1934	368	584	952	212	47	51	162	248	493	1001	163
1935	365	718	1083	163	40	14	122	305	589	1070	176
1936	393	683	1076	176	59	18	103	330	563	1073	179
1937	629	691	1320	179	43	14	120	409	587	1173	326
1938	1230	720	1950	326	96	19	153	910	618	1796	480
1939	1552	934	2486	480	121	66	244	1010	812	2253	713
1940	1235	1043	2278	713	138	33	200	851	890	2112	879
1941	1116	1148	2264	879	122	43	205	852	999	2221	922
1942	915	1018	1933	922	163	59	275	746	913	2156	699
1943	638	1050	1688	699	146	69	105	562	939	1821	566
1944	753	1075	1828	566	119	47	92	562	935	1755	639
1945	823	1099	1922	639	159	40	129	573	931	1832	729
1946	1086	1288	2374	729	120	27	147	732	1065	2091	1012
1947	1113	1450	2563	1012	218	56	243	759	1215	2491	1084
1948	1140	1603	2743	1084	168	48	242	846	1344	2648	1179
1949	934	1535	2469	1179	130	49	241	900	1226	2546	1102
1950	958	1683	2641	1102	120	11	209	810	1439	2589	1154
1951	917	1611	2528	1154	130	14	118	765	1364	2391	1291
1952	931	1683	2614	1291	99	9	238	811	1385	2542	1363
1953	945	1686	2631	1363	154	25	114	847	1296	2436	1558
1954	1014	1724	2738	1558	161	34	194	800	1363	2552	1744
Total	40116	31489	71605	23884	5868	3309	7917	26606	26161	69861	25628

JOSEPH J. DOYLE, *Chief Clerk.*

HARRIS H. MURDOCK, *Chairman.*

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

(Continued from page 517)

and Buildings and work has been started, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 703/53).

704-53-BZ

APPLICANT—Lama, Proskaucr and Prober, for Bishop, McCormick and Bishop, owners.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, motor vehicle repairs and office, and permitting the parking and storage of motor vehicles on unbuilt portion of plot for a term of years.

PREMISES AFFECTED—145-55 New York boulevard and 145-55 to 145-66 Farmers boulevard, northeast corner, Block 13313, Lot 40, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended, time to complete work extended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 23, 1954, on certain conditions; and

WHEREAS, the resolution was amended extending time to file working drawings from time to time and last extended on January 25, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution and extension of time.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1954, only so far as it has reference to the time within which to obtain permits and complete the work and approval of working drawings, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution."; and to *approve* working drawings, marked

'Received February 28, 1955' (3 sheets), as in substantial compliance with the resolution above cited, and permitting the use of Carrara glass in place of porcelain enamel on the front and sides and masonry on the rear facade." (NB 3529/53)

(Remaining Minutes of the Meeting of March 22, 1955 will be printed in the Bulletin of April 5, 1955.)

COURT DECISION

(Continued from page 481)

Under section 21 of the building zone resolution the Board of Standards and Appeals may, where it appears there are practical difficulties or unnecessary hardship in carrying out the strict letter of any provisions of the zoning resolution, vary such provision in harmony with the general purpose and intent of the law. Here the Board of Standards and Appeals exercised its discretionary powers and refused to grant a variance of the building zone resolution. Ample and sufficient reasons for the determination of the Board of Standards and Appeals in denying the application are set forth in the record.

The determination of the Board of Standards and Appeals is not arbitrary or capricious and, consequently, it may not be set aside. The application of the board to vacate the order of certiorari and to dismiss the petition is granted. The determination of the board is confirmed.

(N. Y. L. J. December 1, 1953, page 1281.)

Upon further review, the Appellate Division Second Department dismissed the appeal, affirmed the decision of Special Term and sustained the Board in the following decision, quoted in part:

"—In a proceeding to review the determination of respondents in denying petitioner's application for a variance, the appeal is from (1) an order, dated December 11, 1953, granting respondents' motion to vacate the order of certiorari, dismissing the petition and confirming said determination; (2) that portion of the decision, made on petitioner's motion for reargument of the said motion, as adheres to the original determination, and (3) that portion of the order on said reargument which adheres to the original decision. Order on reargument, in so far as appealed from, unanimously affirmed, with \$10 costs and disbursements. No opinion. Appeal from order, dated December 11, 1953, dismissed, without costs. Appeal from decision dismissed, without costs."

(N. Y. L. J. February 1, 1955, p. 10)

* * * * *

STIPULATION OF DISCONTINUANCE AND AGREEMENT.

Matter of Jules E. Perlman and Natshein Operating Corp.: vs. Harris H. Murdock et al.—On December 16, 1952, the Board granted under Section 7, subdivision h, of the Zoning Resolution for a term of two years, in a residence use district, the premises to be occupied for parking and storage of motor vehicles on certain conditions; Cal. No. 424-52-BZ; Premises 43-45 West 67th Street, north side, 100 ft. east of Columbus Avenue, Manhattan.

Petitioners, objecting property owners, sought a review of the Board's determination.

In Supreme Court, New York County, a stipulation was entered into between the attorneys for the respective parties hereto for a discontinuance of these proceedings without costs.

* * * * *

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 14

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On February 17, 1955, Copy of Order of Certiorari was served on the Board by Di Lorenzo & Algert, attorneys for petition and owner, Berk Bros. Realty Corporation, seeking a review of the Board's denial of their application on January 18, 1955, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district the addition of an automobile laundry (automatic type) to existing gasoline service station in portion of site where stores were permitted by the Board but never built; Cal. No. 872-39-BZ; Vol. VII; Premises 7001-7019 Bay Parkway, southwest corner of West 10th Street, and 1-21 Avenue O, Borough of Brooklyn.

On February 23, 1955, Copy of Petition and Order of Certiorari was served on the Board by Elias M. Schwarzbart, attorney for petitioner, Francis Miller, an objecting owner, seeking a review of the Board's determination on January 18, 1955, granting a variance, under Sections 7e and 7h of the Zoning Resolution, in a restricted retail use district, for a term of fifteen years, permitting the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot; Cal. No. 1011-41-BZ, Vol. II; Premises 1702-1718 Bruckner Boulevard and 975-979 Noble Avenue, southwest corner, and 960-970 Soundview Avenue, Borough of The Bronx.

On March 4, 1955, Copy of Petition and Order of Certiorari was served on the Board by Anthony Trotta, owner, seeking a review of the Board's determination on February 1, 1955, denying, under Section 7, subdivision f, of the Zoning Resolution, permission in a business use district for the extension of existing garage for five cars and the change in occupancy from a five car garage and parking of more than five cars, to gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot; Cal. No. 797-54-BZ; Premises 690-700 Utica Avenue, southwest corner of Clarkson Avenue, Borough of Brooklyn.

On March 24, 1955, Copy of Petition and Order of Certiorari was served on the Board by Harry Sand, attorney for Avenue P and East 19th Street, Inc., owner, seeking a review of the Board's determination on February 1, 1955 denying application under Sections 7c and 2i of the Zoning Resolution to permit in a residence and business use, E area district, the extension of existing structure, using more than the area permitted and without the required setback from street lines on Avenue P and East 19th Street; (previously denied as to erection and maintenance of stores and offices); Cal. No. 1228-40-BZ, Vol. II; premises 1816-1824 Avenue P and 1610-1620 East 19th Street, southwest corner, Borough of Brooklyn.

COURT DECISION.

Matter of Cromwell Ave. Garage Corporation vs. Board of Standards and Appeals:—On June 8, 1954, the Board denied an application under Section 7, subdivisions f and i, of the Zoning Resolution to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium and car washing, motor vehicle repairs, storage and sale of accessories and an office, and to permit parking and storage of more than five motor vehicles on the unbuilt-upon portion of plot; Cal. No. 739-39-BZ, Vol. II; Premises 1722-1730 Lexington Avenue, Borough of Manhattan.

At Special Term, Part III, of the Supreme Court, Mr. Justice Walter, sustained the Board in a decision reading, in part, as follows:

"Motion is dismissed as academic in view of the fact that the board's return has been filed and the sufficiency thereof and of the petition to review the board's action have been considered

(Continued on page 564)

54-A, 471-54-A, 550-54-A, 854-54-A, 19-55-A, 1149-38-BZ—Vol. II, 470-45-BZ—Vol. II, 595-49-BZ, 234-50-BZ, 846-52-BZ, 722-53-BZ and 696-53-BZ.

(Remaining Minutes of the Meeting of March 29, 1955 will be printed in the Bulletin of April 12, 1955.)

CALENDAR

DOCKET

New Cases filed up to March 29, 1955

Cal. No. Dept. Premises Affected

211-55-SA—Janitrol Gas-fired Conversion Burner, Model JH manufactured by Surface Combustion Corp., Appliance.

212-55-A—H.B.Bx.—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx, N.B. 1541-54—re class 3 construction, etc.

213-55-A—H.B.M.—122-124 5th avenue, west side, 60 ft. south of West 18th street, Block 819, Lot 39, Borough of Manhattan, B.N. 2992-54—re two means of egress.

214-55-BZ—H.B.M.—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan, N.B. 93-54—re loading berth.

215-55-BZ—H.B.Bx.—1770 Gunhill road, southeast corner of Wickham Avenue, Block 4498, Lot 15, Borough of The Bronx, N.B. 138-55—re gasoline selling station, sales, lubricatorium, car washing, parking and storage, etc.

216-55-BZ—H.B.Q.—123-40 Merrick boulevard and 174-51 125th avenue, northwest corner, Block 12516, Lot 86, Jamaica, Borough of Queens, Alt. 140-53—re storage and sale of compressors and parts for off-street loading.

217-55-A—H.B.B.—679 DeKalb avenue, north side, 100 ft. west of Marcy avenue, Block 1774, Lot 55, Borough of Brooklyn, Alt. 1124-53—re frame construction.

218-55-BZ—H.B.B.—152-184 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street and 549-551 Thatford avenue, Block 3637, Lots 32 and 41, Borough of Brooklyn, N.B. 390-55—re gasoline service station, auto washing, office, accessory, sales, safety inspection, etc.

219-55-BZ—H.B.Q.—217-03 Merrick boulevard, north side, 146 ft. west of 218th street, Block 12956, Lot 36, Springfield Gardens, Borough of Queens, Alt. 2506-54—re factory use in retail use district.

220-55-BZ—H.B.R.—470 Castleton avenue and 65 Ridgewood place, southeast corner, Block 130, Lot 1, West New Brighton, Borough of Richmond, N.B. 1070-53—re gasoline service station, car washing, lubricatorium, repairs, etc.

221-55-A—H.B.Q.—266-14 East Williston avenue, south side, 44.59 ft. west of 267th street and 84-20 and 84-26 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22, 28 and 31, Floral Park, Borough of Queens, N.B. 862 and 864-55—re erection of frame structure in fire limits.

222-55-A—F.D. and H.B.M.—223 East 25th street, north side, 300 ft. west of 2nd avenue, Block 906, Lot 13, Borough

of Manhattan, Decision and B.N. 472-55—re installation of gasoline storage tanks.

223-55-BZ—H.B.Bx.—974 Sacket avenue, south side, 381.17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx, N.B. 331-55—re storage garage in residence use district.

224-55-A—F.D. and H.B.Bx.—415 Bruckner boulevard, southwest corner of East 144th street, Block 2599, part of Lot 1, Borough of The Bronx—re spray booth, conveyor, etc. Decision re Order No. 97102 LC and B.N. 149-55.

225-55-SA—Malsbary Steam Cleaners, Gas-fired, Models 110-GES, 220-GES, 230-GES, 250-GES, 327-GES, 527-GES, 60-GS, manufactured by Malsbary Manufacturing Co., Appliance.

226-55-SA—Mettler-Fan-Air Gas and Oil Burners, Model MGO-2.3, 4 and 5, manufactured by The Mettler Co., Inc., Division of Eclipse Fuel Engineering Co., Appliance.

227-55-BZ—H.B.Bx.—1023-1029 Clay avenue, west side, 50 ft. south of East 165th street and 996-1004 Teller avenue, Block 2424, Lots 11 and 19, Borough of The Bronx, Alt. 117-55—re extension of parking lot into residence use district.

228-55-SM—Air Jet Packaged Chimney (Type A Rating), Models 6A, 6AA, 6B, 7A, 7AA, 6AL, 6AAL, 7AL and 7AAL, manufactured by General Products Co., Inc., Material.

229-55-BZ—H.B.Q.—137-61 Queens boulevard and east side of Main street, from Manton street to Queens boulevard and west side of 84th drive, 60.77 ft. south of Manton street, Block 9651, Lots 15, 55, 56, 64 and 75. Jamaica, Borough of Queens, Alt. 2926-54—re parking lot and shelter for attendant.

230-55-SA—Siemon Power-Flame Gas-fired Burners, Models FG-175B, FG-500B and FG-500BE, manufactured by Siemon Manufacturing Co., Appliance.

231-55-SA—Mueller Climatrol Gas-fired Incinerator, Model 90-1, manufactured by Mueller Climatrol Division of Worthington Co., Appliance.

232-44-BZ—H.B.Q.—232-15 Merrick boulevard, northwest corner of 233rd street, Block 12972, Lot 50, Laurelton, Borough of Queens, N.B. 642-55—re supermarket, parking for patrons, loading berth, etc.

233-55-BZ—H.B.Q.—133-25 233rd street, east side, 97.25 ft. north of Merrick boulevard, Block 12973, Lots 6 and 9, Laurelton, Borough of Queens, Alt. 330-55—re parking for patrons extending into residence use district; drop curb, etc.

234-55-BZ—H.B.M.—70 East End avenue, west side, 41 ft. 6 in. south of East 83rd street, Block 1579, Lot 28, Borough

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of Manhattan, Alt. 341-55—re proposed extension of business use into residence use district.

235-55-BZ—H.B.Q.—88-22 81st avenue, south side, 201.5 ft. east of 88th street, Block 3862, Lot 50, Glendale, Borough of Queens, Alt. 2917-54—re side yard; alteration of class A converted dwelling, etc.

Restored to Docket

533-54-A—H.B.M.—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan, Amendment to Alt. 769-54.

910-53-A—Vol. II—H.B.B.—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn, Alt. 2512-53.

372-50-SM—United States Gypsum Company Quietone, Slotted Auditone, Perforated Auditone Fire Retarded with U.S.G.-F (reopened for test and report as to proposed change in perforations), manufactured by United States Gypsum Company, Material.

114-53-SA—Morrison Conversion Oil Burner, Models PB-1-J and PB-2-J (reopened for report as to additional trade name), manufactured by Morrison Steel Products Inc., Appliance.

829-53-SM—Twin Boro Cement Block Corp., Waylite Concrete Building Block (reopened, restored to docket and for report), manufactured by Twin-Boro Cement Block Corp., Material.

521-45-SM—Vol. II—Nabcor High Pressure Steam Cured Burned-Clay Concrete Masonry Units, manufactured by National Brick Co., Material.

172-53-BZ—Vol. II—H.B.Bx.—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue, 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx, N.B. 216-55.

184-37-BZ—Vol. II—H.B.Q.—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens, N.B. 269-54.

212-52-BZ—H.B.B.—800-816 Empire boulevard, south side, 354 ft. east of Troy avenue, Block 1427, Lot 20, Borough of Brooklyn, N.B. 19-52.

585-41-BZ—Vol. II—H.B.Q.—109-02 to 109-12 Rockaway Beach boulevard and 201-209 Beach 109th street, northwest corner, Block 653, Lot 12, Rockaway Beach, Borough of Queens, Misc. 2582-47.

431-31-BZ—Vol. III—H.B.B.—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn, N.B. 449-55.

1093-39-BZ—Vol. II—H.B.B.—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn, Alt. 2737-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Carbon Dioxide Liquefier, RulesMar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of...Mar.	15, 1955—Vol. 40, No. 11
Cements, Blended, Rules for Testing and Use ofMar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved formDec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, RulesJuly	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use ofApril	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)....Aug.	3, 1937—Vol. 22, No. 31
Elevator RulesMar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of BuildingsFeb.	1, 1955.
Ex't Rules (Revolving Doors)June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules onMar.	11, 1952—Vol. 37, No. 11A
Factory Exit RulesFeb.	22, 1955.
Fire Alarm Rules (Interior)Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill RulesMar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing ofMay	26, 1954.
Fire Retarding Rules for Garages, etc.Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing ofApr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling forJan.	21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting RulesOct.	19, 1954.
Gas Shut-Off RulesApr.	7, 1925—Vol. 10, No. 14
Hatchway ProtectionJune	5, 1928—Vol. 13, No. 23
Insulating Fibre Board RulesMar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner RulesMay	25, 1954.
Opening Protective Assemblies, Rules for Inspection ofMay	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and BuildingsSept.	7, 1948—Vol. 33, No. 36
Plumbing RulesAug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules ofSept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules forMar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.Nov.	17, 1953—Vol. 38, No. 46A
Sprinkler, RulesJune	29, 1937—Vol. 22, No. 26
Standpipe Fireline RulesJune	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 12, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

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SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

Laid over from March 15, 1955, to April 12, 1955, for inspection and decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection

and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for further inspection and decision.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, for applicant to obtain an additional decision, from the Borough Superintendent, under Section 19g, and also as to whether the 3rd floor is occupied as a separate space complying with the requirements for a two-family building or is in the category of a single family house with rooms rented out; then to April 12, 1955, for further consideration by the Board.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed; then to March 8, 1955, applicant to consult with the Park Department as to approved plans for 30 foot restriction, and for revised plans; then to March 15, 1955, applicant to file revised plans to meet the Park Department requirements; then to March 22, 1955, at request of applicant in order to file revised plans; then to April 12, 1955, for applicant to submit revised plans.

CALENDAR

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision; hearing closed.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision without further argument; hearing closed.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzeo).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for revised plans to be submitted by the applicant.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed; then to April 12, 1955, for inspection and decision; no further argument.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for inspection and decision.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to March 29, 1955, for applicant to file revised plans as suggested by the Board; then to April 12, 1955, at request of the applicant, to file revised plans.

937-54-BZ

APPLICANT—Samuel Rosenblum for 415 Madison Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail and restricted retail use district the erection and maintenance of an office building and bank without the required loading berth.

PREMISES AFFECTED—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan.

Laid over from March 29, 1955, to April 12, 1955, for decision without further argument; hearing closed.

CALENDAR

507-48-BZ

APPLICANT—Lloyd and Morgan and Eugene V. Meroni, for 119 East 40th Street Corp., owner.

SUBJECT—Application reopened March 8, 1955 for extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, C area district the proposed one story extension, using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application October 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application February 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted, and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application March 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first, second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

CALENDAR

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11. Borough of Manhattan.

799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under sections 7f, 7 i and 7A of the zoning resolution, to permit in a retail use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding Boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp., and 1050 Sixth Avenue Corp., owners.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 21 and 19A (j) of the zoning resolution, to permit in a retail use, B area, class 2 height district the erection and maintenance of an extension to existing twenty-three story structure (lot 1), adjoining portion of plot (lot 91) without the required setbacks and without the required off street loading berths.

PREMISES AFFECTED—59-65 West 39th street and 1040-1052 Avenue of The Americas (6th), northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

542-44-SA—Vol. II

APPLICANT—James B. Anderson, Jr., for Servel Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II re Servel Air Conditioners and Cooling Towers, Models DC-96-G; DE-96-FO; DE-144-G; DC-96-S; DE-96-S; DE-144-S; SDE-1 DUT; DC-96-FO; DE-96-OF; DE-100-FO; TE-10 and TE-15, approval of

800-54-SM

APPLICANT—Carlyle Industrial Corporation, owner.

SUBJECT—Application October 8, 1954—Graneer (face masonry unit), approval of.

541-54-SA

APPLICANT—International Heater Co., owner (William R. Landmesser, agent).

SUBJECT—Application May 27, 1954—Economy Gas-fired Horizontal Forced Air Furnace, Models GS-60, GS-80 and GS-100, approval of.

789-54-SM

APPLICANT—Grays Ferry Brick Co., owner (Limestone Products Corp., agent).

SUBJECT—Application October 13, 1954—Grays Ferry Brick Company, Silica Face Brick, approval of.

459-54-SM

APPLICANT—Curacote Corporation, owner.

SUBJECT—Application May 20, 1954—Dura-Decor (fiber-glas drapery and curtains for stage hanging, etc.), approval of.

788-54-SM

APPLICANT—Haas Miller Corporation, owner.

SUBJECT—Application October 8, 1954—Hamico 1022B Flameproof (flame-proofing compound), approval of.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II as to amendment to the use of cellular asbestos as insulation in the approved one and one half hour opening protective assembly—re Tyler One and One Half Hour Hollow Metal Fire Door; previously approved.

91-40-SA—Vol. V

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.

SUBJECT—Application reopened September 14, 1954, as to amendment to resolution to include additional model welding and cutting Blowpipe—re Purox Welding Blowpipes, Prest-O-Weld Welding Blowpipes, Prest-O-Weld Cutting Attachment and Prest-O-Weld Cutting Blowpipe; previously approved.

86-54-SM

APPLICANT—E. H. Lambert and Company, for Airtherm Manufacturing Co., owner.

SUBJECT—Application reopened September 21, 1954, as to amendment to resolution as to additional models and change in construction of combustion chamber—re Airtherm Direct fired Gas Heater, Models A-650, A-750, B-1000, B-1200, C-14000, C-1600, D-1800 and D-2000, previously approved.

586-53-SA

APPLICANT—E. H. Lambert and Co., for Airtherm Manufacturing Co., owner.

SUBJECT—Application reopened September 21, 1954, as to amendment to resolution as to additional model and change in construction of combustion chamber—re Airtherm Direct-fired Heater, Models A-650, A-750, B-1000, B-1200, C-1400, C-1600, D-1800 and D-2000; previously approved.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

CALENDAR

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isaacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

376-54-A

APPLICANT—Sidney Daub, for Cosmopolitan Corp., owner.

SUBJECT—Application May 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue, Block 1273, Lot 22, Borough of Manhattan.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.

SUBJECT—Application October 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue, and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

337-54-A

APPLICANT—Sidney Daub, for Mutnick Holding Corp., owner.

SUBJECT—Application April 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—138-140 Greene street, east side, 226 ft. $\frac{1}{4}$ in. south of West Houston street, Block 513, Lot 6, Borough of Manhattan.

763-54-A

APPLICANT—Elias K. Herzog, for Lynn Operating Corp., owner.

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan.

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 14; 4th floor, Borough of Manhattan.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appelman, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

948-50-A

APPLICANT—Edgemere Aviation Corporation, lessee, for New York City Waterfront Company, owner.

SUBJECT—Application December 29, 1950—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—5120 Beach Channel drive, north side, from Beach 51th to Beach 52nd streets, Block 426, Lots 1 to 12 inclusive, Arverne, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application reopened February 1, 1955—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.

SUBJECT—Application September 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

103-55-A

APPLICANT—Rogers and Butler, for Trustees of Columbia University of the City of New York, owner.

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—605-607 West 115th street, north side, 125 ft. west of Broadway, Block 1896, Lot 61, Borough of Manhattan.

31-54-A

APPLICANT—A. Schrader's Son Division of Scovill Manufacturing Co., Inc., owner.

SUBJECT—Application January 15, 1954—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—483-495 Clermont avenue, east side, 204 ft. north of Atlantic avenue; 468-486 and 488-494 Vanderbilt avenue, west side, 168 ft. and 269 ft. north of Atlantic avenue, Block 2009, Lot 1; Buildings 2, 3, 4 and 5, Borough of Brooklyn.

57-55-A

APPLICANT—Sidney Daub, for 132 West 31st Street Corp., owner.

SUBJECT—Application January 21, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—127-133 West 30th street, south side, 320.2 ft. west of Avenue of The Americas (6th) Block 806, Lot 58, Borough of Manhattan.

98-54-A—Vol. II

APPLICANT—Howard H. Snyder, for Erwin Construction Corporation, owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 West 58th street, south side, 325 ft. west of 5th avenue, Block 1273, Lot 51, Borough of Manhattan.

575-54-A

APPLICANT—Stanley H. Klein, for Anna Burns, owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9707, Lot 47, Jamaica, Borough of Queens.

731-51-A—Vol. II

APPLICANT—Fred Weinstock, for Lorraine Woodworking Company, owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—proposed 100th street).

PREMISES AFFECTED—9902 Avenue D, southeast corner of East 99th street, Block 8132, Lot 36, Borough of Brooklyn.

191-55-A

APPLICANT—Wechsler and Schimmenti, for Cromwell Properties, Inc., owner.

SUBJECT—Application March 7, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 231, 53 and 217 of the Multiple Dwelling Law re construction, ventilation and egress.

PREMISES AFFECTED—604 Riverside drive, southeast corner of West 138th street, Block 2086, Lot 54, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 19, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

Laid over from March 22, 1955, to April 19, 1955, for inspection and decision; hearing closed.

913-38-BZ—Vol. II

APPLICANT—Theodore L. Soontop, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application reopened March 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence and business use district, the parking of more than five motor vehicles for a term of years.

CALENDAR

PREMISES AFFECTED—80-02 Kew Gardens road, south side, from 80th road to Union turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Boehler, for S. S. Glauber, Inc., owner.

SUBJECT—Application reopened April 3, 1951 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change of use from testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a one story and mezzanine structure to be used as an automobile show-room, sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and office; using more than the area permitted.

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street. Block 6309, Lot 23, Bayside, Borough of Queens.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Kross, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of twenty years in a residence use district, the erection and maintenance of a business structure (stores), and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

401-54-A

APPLICANT—Leonard P. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

404-54-BZ

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a residence use district the erection and maintenance of a public health center and library without the required loading berths.

PREMISES AFFECTED—2521-2527 Glebe avenue and 1525-1535 Overing street, northwest corner, Block 3786, Lots 34 to 39 inclusive and Lot 41, Borough of The Bronx.

851-54-BZ

APPLICANT—Andrew DiCamillo, for Jennie Birnbaum, owner.

SUBJECT—Application November 8, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, a one story extension using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—434 86th street, south side, 237 ft. 1 3/8 in. east of 4th avenue, Block 6045, Lot 19, Borough of Brooklyn.

865-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to accessory building on existing gasoline service station to include the existing uses of lubritorium, car washing (non automatic), storage and sale of home and auto accessories, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—71-02 to 71-20 Northern boulevard and 33-02 to 33-12 72nd street, southwest corner and 33-01 to 33-09 71st street, Block 1244, Lot 1, Jackson Heights, Borough of Queens.

CALENDAR

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the extension of existing accessory building used for motor vehicle repairs, to be used as extended for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue, 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10, Borough of Brooklyn.

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 19, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 19, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters;*

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleecker street, Block 540, Lot 30, Borough of Manhattan.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.

SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. ¾ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

613-52-A—Vol. II

APPLICANT—Lucien David-Schoen and Hennessy, for Valentina Gowns, Inc., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 67th street, north side, 50 ft. west of Madison avenue, Block 1382, Lot 15, Borough of Manhattan.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1381 Lafayette avenue and 800 Edgewater road, northwest corner, Block 2762, Lot 309, Borough of The Bronx.

379-54-A

APPLICANT—David Weinbert, for James J. O'Neill, owner (A. and S. Galleries, Inc., lessee).

SUBJECT—Application May 7, 1954—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—60-62 West 67th street, south side, 100 ft. east of Columbus avenue, Block 1119, Lot 59, Borough of Manhattan.

829-54-A

APPLICANT—Nathaniel C. Saxe, for Consolidated Fur Dressing and Dyeing Corp., owner (Standard Cellulose and Novelty Co., Inc., lessee).

SUBJECT—Application November 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-02 to 227-18 145th road, south side, from 227th to 228th streets; 145-41 to 145-87 227th street and 145-44 to 145-94 228th street, Block 13475, Lot 14, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 26, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 26, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters;*

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories

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and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, at the request of applicant; then laid over to April 26, 1955, for inspection and decision without further argument; hearing closed.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

Laid over from March 15, 1955, to March 29, 1955, at request of the applicant, objector concurring; no further requests for adjournment to be considered; then to April 26, 1955, for inspection if necessary and for decision; hearing closed.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

Laid over from March 22, 1955, to March 29, 1955, at request of objector, applicant concurring; then to April 26, 1955, for inspection and decision without further argument; hearing closed.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

Laid over from March 22, 1955, to March 29, 1955, for further hearing, for appearance of the applicant and for inspection; then to April 26, 1955, for inspection and decision without further argument; hearing closed.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from

retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision without further argument; hearing closed.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision without further argument; hearing closed.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

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SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

319-32-BZ—Vol. III

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application reopened February 23, 1955 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic); and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—East Tremont avenue and Dewey avenue, northwest corner, Block 5561, Lot 95, Borough of The Bronx.

831-41-BZ—Vol. III

APPLICANT—Max Horn, for Den-Robert Realty Co., Inc., owner.

SUBJECT—Application reopened November 3, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of plot the parking and storage of motor vehicles.

PREMISES AFFECTED—95 Beach 34th street, and 34-05 Sprayview avenue, southwest corner and 76 Beach 35th street, Block 306, Lots 7 and 13, Edgemere, Borough of Queens.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzin and Ethel Kotzin, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

655-54-BZ

APPLICANT—Michael Schimenti, for Joseph Bard and Alex. Levinson, owners.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a business use district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—1003 Flatbush avenue, east side, 81 ft. north of Tilden avenue, Block 5126, Lot 5, Borough of Brooklyn.

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling, folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side,

100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13, 29, Borough of Brooklyn.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoreman Checkers and Clerks Social Club, Inc., owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles in a residence use district the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hilddun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

CALENDAR

896-54-A

APPLICANT—Kitzler and Nurick, for Hilddun Corp., owner.

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Brescia, owners.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use district portion of plot the parking of motor vehicles to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

999-54-BZ

APPLICANT—Ingram S. Carner, for Charles Schroeder, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the relocation of existing structure (bar and grill and also one family dwelling), now located on Lot 9, presently located in a retail use district.

PREMISES AFFECTED—183-01 Horace Harding expressway and 58-49 183rd street, northeast corner, Block 7067, Lot 11, Fresh Meadows, Borough of Queens.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

93-55-BZ

APPLICANT—Katz, Waisman, Blumenkranz, Stein and Weber, for Yeshiva University of New York, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a residence and business use district the location of access to required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2501-2503 Amsterdam avenue and 481-499 West 184th street, northeast corner, Block 2149, Lots 30 and 35, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 26, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 26, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

471-54-A

APPLICANT—Cinotech Co., Inc., lessee, for 106 West End Avenue Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

550-54-A

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.

SUBJECT—Application June 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.

SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 East 2nd street, north side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

758-49-A—Vol. IV

APPLICANT—Herman E. Horwood, for Albert Ginsberg, owner.

SUBJECT—Application reopened March 1, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street, 5th and 6th floors; Block 205, Lot 32, Borough of Manhattan.

593-54-A

APPLICANT—John J. Tricarico, for Sandra Goldfield, owner.

SUBJECT—Application July 16, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 172 (1) re required rear yard.

PREMISES AFFECTED—144 Clermont avenue, west side, 71 ft. north of Myrtle avenue, Block 2045, Lot 92, Borough of Brooklyn.

897-54-A

APPLICANT—Herman J. Jessor, for Mutual Housing Association, Inc., owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 and section 34, subdivisions 34 1(b) and 1(f) of the Multiple Dwelling Law re minimum width of yards or courts.

PREMISES AFFECTED—3850 Sedgwick avenue, southeast corner of Stevenson place, Block 3246, Lots 56, 60 and 66, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 3, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

CALENDAR

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubricatorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 3, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17, Borough of Manhattan.

319-52-A

APPLICANT—Simon Heller, for General Steel Products Corp., owner.

SUBJECT—Application May 7, 1952—re Appeal from a decision re orders of the fire commissioner, and a decision of the borough superintendent.

PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.

SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

813-54-A

APPLICANT—Henry G. Harris, for Anna Sheinkin, owner.

SUBJECT—Application October 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 (2a) re minimum dimensions of legal yard.

PREMISES AFFECTED—616 East 17th street, west side, 182 ft. north of Foster avenue, Block 5237, Lot 22, Borough of Brooklyn.

985-54-A

APPLICANT—Charles M. Spindler, for Macon Operating Corp., owner.

SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-68 18th street, south side, 370 ft. west of Hamilton avenue, Block 632, Lot 4, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING

FRIDAY MORNING, MARCH 25, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

958-47-SR—Vol. II

SUBJECT—Proposed Rules covering Dry Cleaning Estab-

lishments, pursuant to the Zoning Resolution of The City of New York.

APPEARANCES—S. Ripps, J. Frank, A. Goldberg, Robt. Gelman, Irving Gobin, J. H. Corbett, David Sive, Harry L. Braunstein, Max Siegel, Stanley Goldstein, James F. Bass, Thomas R. Fortune, Louis Gelman, Ralph B. Neuberger, Joseph C. Haus, Joseph Wigdor, Harry M. Sushan, Carl E. Forest, Harry Schumacher, Moe Eagle, Frank

MINUTES

Pollutsik, R. E. Lester, R. R. Jackson, H. G. Yates, H. Wier, F. J. Chmielnicki, M. Kwellner, L. W. Baff, George McKinley, William Shooman, H. De Furia and M. H. Schmidt.

ACTION OF BOARD—Hearing closed; Conference Committee to be appointed by chairman; date to be set for further public hearing for adoption.

Adjourned: 11:45 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MARCH 29, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 15, 1955, were approved as printed in the Bulletin of March 22, 1955, Vol. 40, No. 12.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

APPEARANCES—

For Applicant: James E. Vassalotti and Frank A. Fonda.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A. M., for inspection by a committee of the Board and for decision without further argument; hearing closed.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Perry P. Kemp, Jerome W. Perlstein and Larry E. Goldstein.

For Opposition: Sara K. Kornberg, James L. Dixon, George J. Gross, Aaron H. Walowit, George W. Ross, Lloyd Espenschied and Edward A. Muller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico and Peter Panagos.

For Opposition: Vincent J. Pascale, Robert H. Haskell, Mrs. L. F. Hollenbach, Mrs. J. Di Giovanna, Joseph Cincotta and Laura Barbaretto.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc. lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Morris Bunin and Polly Kitay.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Samuel A. Feuchtwanger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection and decision without further argument; hearing closed.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

MINUTES

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks and Joseph Militello.

For Opposition: Mrs. Anna Baltrusaites and George Holahan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M. for inspection and decision; hearing closed.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection and decision; hearing closed.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdgc, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district, the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Paul Kahn, David Fogel, Abraham Cohen and Harold Jones.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection if necessary and for decision; hearing closed.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6-6/7 in. east of Graham avenue (Block 2720, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection and decision; hearing closed.

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954 (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district, the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office and two car garage; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street (Block 3025, Lot 26), Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: F. Blaustein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A. M. for inspection and decision; hearing closed.

531-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—(decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district, the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Cohen, Jack Feldman and Ruth Feldman.

For Opposition: Francis X. Stephens, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M. for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; hearing previously closed; the premises have been inspected by a committee of the Board.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

MINUTES

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M. at request of the applicant, to file revised plans; hearing previously closed.

648-54-BZ

APPLICANT—Raphael and Conlon, Rayjon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—(decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use, and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas J. Burns and Raymond Cepallano.

For Opposition: Mrs. R. P. Miller, William McGuire, A. Donofrio and Austin D. Graham.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A. M. for inspection and decision; hearing closed.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane South northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Segal, Rubin Shapiro, Harold Schneider and Fred E. Hertan.

For Opposition: Aaron H. Walowil, Sylvia Fuhrman, N. Peter Lekiseh, George J. Gross, Edward Hoffman for Park Dept., Charles F. Brush, Lloyd Espenschild, C. Martin, D. A. Fletcher, Evelyn Honig, Clara Aseh, Ruth Weiselberg, Joseph Aseh, George W. Ross, Carl Below, Edward Siegel, J. Auer, Agnes Siegel, Josephine F. Shaffer and Joseph E. Domenico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A. M., for inspection by a committee of the Board and for decision without further argument; hearing closed.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties Corp., owner (o/u/e Giacomo Mazzeo).

SUBJECT—Application November 23, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle, repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road, 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia

avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

APPEARANCES—

For Applicant: Nathan L. Goldstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M. for revised plans to be submitted by the applicant; hearing previously closed.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner. (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district, the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Peter Deutsch, A. J. Irwin, Bertha Rudland, Edna Rusyn, Amanda Roeker, Martha B. Balfour, Helen Bickford, Andrew J. Cuneo, Charles S. McEntee, Joseph P. Lapointe, Mary Fazio, Stella Aekerina, Marie McEntee, Joseph Kirseh, S. Lessow and Cila Lessow.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M. for inspection and decision; hearing closed; no further argument.

937-54-BZ

APPLICANT—Samuel Rosenblum, for 415 Madison Inc., owner.

SUBJECT—Application December 3, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail and restricted retail use district, the erection and maintenance of an office building and bank without the required loading berth.

PREMISES AFFECTED—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: L. P. Oberleder and R. C. Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M., for decision without further argument; hearing closed.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

MINUTES

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: Philip O. Eisenberg and William J. Caldwell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

708-38-BZ—Vol. III

APPLICANT—Ribelle V. Perotto, for Bertha M. Carroll, owner (Gulf Oil Corporation, lessee).

SUBJECT—Application reopened February 8, 1955 as Vol. III—re amendment of resolution—re (decision of the borough superintendent), previously granted on condition under section 7c of the zoning resolution, permitting in a business use district, the parking and storage of more than five motor vehicles on an existing gasoline service station.

PREMISES AFFECTED—92-28 Horace Harding boulevard and 93-43 to 92-57 Queens boulevard, southeast corner, Block 2075, Lot 5, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on November 15, 1938 this application (Vol. I) was granted by the Board on certain conditions under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the extension of a gasoline service station on certain conditions, resolution amended December 20, 1938 and March 21, 1939; and

WHEREAS, on December 1, 1942, under Vol. II, the Board amended resolution under section 7c to permit parking of not more than 25 cars; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened as Vol. III on February 8, 1955 and set for hearing on March 29, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, new statement, new photographs and new plans; and

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1955 acting on Misc. Applic. 1312-54, reads:

"1. Proposed relocation of pumps and tanks is contrary to requirements of Resolution of the Board of Standards and Appeals, Cal. No. 708-38-BZ, as amended December 1, 1942, which resolution stipulates in part that 'No gasoline pump or any of the foundation for pumps shall be nearer than 21 feet to the building line of Horace Harding Boulevard.'

2. The omission of required planting or landscaping is contrary to the Resolution of the Board."

and

WHEREAS, the applicant states that the City of New York has acquired by condemnation a portion of this station 40 ft. wide on the entire frontage of Horace Harding boulevard; that four 1000-gallon gasoline tanks, six pumps and the land-

scaping all located on this 40 ft. wide portion have already been removed by the city contractor in the process of widening Horace Harding boulevard; that it is proposed to relocate the four 1000-gallon gas tanks to a new location inside of the new building line and to relocate three of the pumps to a position on the east end of the property 10 ft. inside of the new building line; that it is also proposed to omit the landscaping along the Horace Harding boulevard side because the present service station building is now only approximately 8 ft. from the new building line; that the rest of the station will not be changed, including the building, pumps and tanks located on the Queens boulevard side, and the parking area not affected by the widening of Horace Harding boulevard.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 15, 1938, as amended by approval of plans on December 20, 1938, and thereafter amended March 21, 1939 through December 1, 1942, only so far as it has reference to the proposed size of the plot and rearrangement as made necessary by the proposed widening of Horace Harding Boulevard, and by adding thereto:

"that a portion of the premises along Horace Harding Boulevard may be omitted and pumps may be relocated substantially as now proposed and as indicated on plans filed with this application marked, 'Receive, March 11, 1955' (2 sheets) on condition that in all other respects the requirements of the resolution above cited shall be complied with; that the pumps, as relocated, shall be of a low approved type and erected not nearer than the distance as indicated on such plans above cited; that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution; that the number of gasoline storage tanks shall not exceed the amount as previously permitted; that all other requirements, including planting where not affected by this amended resolution as to reduction of the area of the premises, shall be complied with as provided in resolutions above cited".

178-41-BZ—Vol. II

APPLICANT—Gustave Goldman, for Joseph Samet, owner.

SUBJECT—Application April 1, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing and office (previously denied by the Board).

PREMISES AFFECTED—8-16 Reid avenue and 1097-1101 DeKalb avenue, northwest corner, Block 1599, Lots 39 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Gustave Goldman.

For Opposition: Hyman Thumen, Henry Lasky, T. Fabrizio.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on May 11, 1954 subject to regular procedure, to consider rehearing; and

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision, without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and DeKalb avenue are in a retail use, C area, class 1 height district; Reid avenue is in retail and business use, C area, class 1 height districts; and

MINUTES

WHEREAS, the decision of the borough superintendent, dated March 31, 1954 acting on N.B. Applic. 1399-53 and superseded by N.B. Applic. 1399-53 dated January 24, 1955, reads:

"1. The proposed construction of a gasoline service station with lubrication, car wash, motor vehicle repairs and sale of new and used cars in a retail use district is contrary to the Zoning Res. Art. II Sect. 4-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 118 ft. 7 in. and 75 ft. frontage by 100 ft. in depth, irregular, on which are stores, a parking lot and a frame shed; that it is proposed to demolish all buildings and erect a gasoline service station; and

WHEREAS, the applicant contends that the owner has been in possession of the subject property for the past eight years, during which time he has tried to use it for various types of business; that at no time did he receive sufficient income to pay for the upkeep of the premises; that in 1948 certificate of occupancy No. 121791 was issued for a parking lot and stores and has been used as such ever since and occupied about 15% to 20%; that during this period there have been many requests on the parking lot for washing, greasing and small hand tool work on cars; that the stores on the property are in a frame building which is very much run down and have never been fully occupied for any length of time; that the neighborhood has changed and is now in a poor and run-down condition; that there is no use for additional retail stores; that within the past two years the Board has granted permission for the sale of gasoline and minor auto repairs to the garage across the street, on Reid avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since February 19, 1947; that the assessed valuation of land is \$20,000 and of the building \$1,200 making a total of \$21,200; that the building was erected prior to 1900; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten (10) years, to permit the premises to be occupied substantially as proposed as a gasoline service station, as indicated on plans filed with this application, marked "Received April 1, 1954" (6 sheets), *on condition* that all uses and buildings on the premises shall be removed and the premises leveled substantially to the grade of adjoining streets and constructed and arranged as indicated on plans above cited; that pumps shall be of a low approved type and erected not nearer than 15 feet to the street building lines; that curb cuts shall consist of two to Reid avenue, each 30 feet in width and two to DeKalb avenue, each 25 feet in width; that no portion of any curb cut shall be nearer than 5 feet to any lot line as prolonged; that the accessory building shall be of the design and arrangement proposed and shall comply with the requirements of the Building Code therefor; that there shall be no cellar under the building; that the front and sides shall be faced with face brick; that the balance of the premises shall be paved with concrete or asphaltic paving, including the portion at the rear part of the plot; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that on the interior lot lines where walls of adjoining buildings do not occur there shall be constructed and maintained a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 inches; that planting areas shall be maintained along the northerly and westerly lot lines where shown, planted with suitable material and protected by concrete curbing not less than 6 inches in height and 6 inches in width; that the sidewalks and curbing around the premises shall be constructed or repaired to the satisfaction of the borough president; that signs shall be restricted to a perma-

nent sign attached to the facade of the accessory building and on the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection of one post standard within the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend over the building line for a distance of not more than 4 feet; that at such intersection there shall be maintained a block of concrete not less than 12 inches in height, extending for a distance of not less than 5 feet along the building lines in each direction; and that under section 7i there may be minor repairing maintained within the accessory building done with hand tools only for adjustments; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

319-54-BZ

APPLICANT—H. G. Savran, for Marguerite Blake, owner.
SUBJECT—Application April 20, 1954 (decision of the borough superintendent), under sections 7c, 7e and 19A(j) of the zoning resolution, to permit in a residence use district the change in occupancy on first floor, from dwelling to undertaking establishment, without the required loading platform.

PREMISES AFFECTED—10 St. Nicholas place, northeast corner of West 150th street, Block 2054, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry G. Savran and Marguerite Marshall Blake.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision, without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, St. Nicholas avenue and West 150th street are in a residence use, B arca, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 8, 1954 acting on Alt. Applic. 541-54 and superseded by Alt. Applic. 541-54 dated November 30, 1954, reads:

"1. Undertaking establishment in a Residence Use District is contrary to Article II Section 3 of the Zoning Resolution.

2. Off street loading berth required in accordance with Section 19A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 62.5 ft. frontage by 100 ft. in depth, on which is located a basement and 2½ story masonry structure 48 ft. by 55 ft.; and

WHEREAS, the applicant further states that the building was constructed as a dwelling in 1888; that the arca is zoned as residential and the surrounding areas are classified as business with numerous business establishments and stores; that directly across the street, west of the site, is a gas station; and

WHEREAS, the applicant contends that the present owner purchased the subject property more than two years ago and has noted that the trend of the neighborhood would lend itself to a mortician establishment, and the house itself is built with a stone exterior, towers, eaves, spacious porches

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and large high rooms, favoring such proposed use; that since the owner, who resides there, is maintaining a house of large proportions and with room layout so arranged that it precludes the profitable conversion to a conforming use and since the owner is a registered mortician in her own right, it is her desire to convert only the 1st floor to a funeral parlor and continue use of the other floors as a dwelling; and

WHEREAS, the applicant states that the present owner has held title to the property since April 6, 1952; that the assessed valuation of land is \$34,000 and of the building \$31,000 making a total of \$65,000; that the building was erected 1890; and

WHEREAS, the premises and surrounding area were inspected by a committee of the record; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 c for a term of ten (10) years, to permit the existing building on the premises to be used as proposed as an undertaking establishment and funeral parlor, as proposed and indicated on plans filed with this application, marked "Received April 20, 1954" (8 sheets) and "June 4, 1954" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the use herein permitted shall not extend above the first floor; that the balance of the building shall be used as proposed for residence purposes for the manager in charge of the premises; and that under Section 19A, subdivision j, the loading berth may be omitted; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

413-54-BZ

APPLICANT—Leonard F. Rothkrug, for Philip Kaplan, owner.

SUBJECT—Application May 25, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing signs on front of building.

PREMISES AFFECTED—139 Schenectady avenue and 1120-1130 St. Marks avenue, southeast corner, Block 1360, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant—Leonard F. Rothkrug and Philip Kaplan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Schenectady avenue and St. Marks avenue are in a residence use, C area, class 1 height district; and

WHEREAS, the decisions of the borough superintendent dated April 27, 1954 and May 24, 1954 acting on E.S. Applies. 495-52 and 496-52, reads:

"1. Proposed electric sign on the front of a bldg. located in a residence use district, violates Art. 2 Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 23 ft. 3½ in. frontage by 90 ft. in depth, on which is located a building covering entire lot, three stories, 55 ft. in height, of class 3 construction, used as a drug store, two families and public garage for four cars; that it is proposed to permit the existing signs to remain; and

WHEREAS, the applicant further states that prior to November 4, 1940 the premises were in a business use district and on that date it was changed to the present designation; that the premises consist of a plot 23 ft. front on Schenectady avenue by 90 ft. in depth fronting on St. Marks avenue, on which is presently erected a three story building, 32 ft. in height, erected prior to 1912 under Alt. Applic. 3702-12, of class 3 construction, used and occupied since that date as a retail store on the 1st floor and dwellings for one family on each of the two upper floors; that a one story extension fronting on St. Marks avenue was erected in 1922 under Alt. Applic. 5296-19 and certificate of occupancy No. 2793-A was issued, which changed the occupancy of part of the store portion to public garage for four cars; that the present owner first entered into possession of the premises under a lease on October 15, 1926 and has occupied the 1st floor as a drug store for 28 years, and on April 29, 1947 the owner purchased the building; that it is proposed to continue the uses permitted and the owner proposes to continue to occupy the 1st floor as a retail drug store; and

WHEREAS, the applicant states that zoning violation No. 194-52 dated October 7, 1952 is for sign display to display two illuminated signs 2 ft. 6 in. by 19 ft. wording prescriptions and 2 ft. 6 in. by 10 ft. wording drugs-cosmetics; that no summons has been issued against the owner; and

WHEREAS, the applicant contends that the earliest record in the department of housing and buildings showing an illuminated sign at this location was on December 3, 1926 when a right angle illuminated sign was approved under I.S. 15741; Electric Sign Appl. 11065, dated October 8, 1936 approved a right angle sign 3 ft. 10 in. by 6 ft. and that permit was renewed every year until 1953; that in the early part of 1952 an automobile crashed into the building causing considerable damage and requiring that a new store front alteration be made; that incidental to the alteration a contract was entered into between the owner and the Higger Sign company for the erection of two neon signs advertising the occupancy of the 1st floor as a drug store; that the Higger Sign company was obligated to secure all permits and approvals; that the sign company filed E.S. 496-52 and although the application was denied because the use district had changed since the original sign was erected, they fraudulently failed to advise the owner of the situation and proceeded to erect the new signs; that the owner at the time of renewal of the former sign permit notified the department that the old sign had been removed and was advised for the first time of the true situation; that had the owner known the facts, he would have continued with the existing sign, which was a legal non-conforming use, but having been defrauded by the sign company he lost the right to have any illuminated sign; that the department of housing and buildings issued a summons against the Higger Sign company and fined them for doing work without a permit; that the owner has conducted his business at this building since 1926 and has continuously had an illuminated sign; that the public nature of the drug store business is such that it must be open in the evenings and it is essential that its location be advertised by illuminated signs; that the illuminated signs which the owner innocently had erected illegally, at considerable cost, are dignified non-flashing signs simply advertising the use as a drug store; and

WHEREAS, the applicant states that the present owner has held title to the property since April 29, 1947; that the assessed valuation of land is \$3,200 and of the building \$10,300 making a total of \$13,500; that the building was erected 1912; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7,

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Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the continuation of the existing illuminated but nonflashing signs, as proposed and as indicated on plans filed with this application, marked "Received May 25, 1954", 2 sheets, such signs being located on both Schenectady and St. Marks avenue; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

640-54-BZ

APPLICANT—Boris W. Dorfman, for 99 Ocean Avenue Corporation, owner.

SUBJECT—Application August 5, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district the addition of catering use to existing dining room on first floor.

PREMISES AFFECTED—89-99 Ocean avenue, northeast corner of Lincoln road, Block 5024, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Boris M. Dorfman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; laid over to February 1, 1955, for applicant to furnish statement from the Building Department as to public or private use of dining room; then to February 15, 1955, for applicant to submit statement from Department of Housing and Buildings as to whether certificate of occupancy permits present dining room to be used for general public or only for residents; hearing closed; then to March 1, 1955, for applicant to submit a letter from the Borough Superintendent as to whether existing dining room on premises is permitted under the existing certificate of occupancy to be used by non-residents of subject premises; then laid over to March 29, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, C area, class 1¼ height district; Ocean avenue is in a residence use, C area, class 1¼ height district and Lincoln road is in residence, retail and business use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 20, 1954 acting on Alt. Applic. 2604-54, reads:

"1. The proposed occupancy on the 1st floor of an existing six story class A Multiple Dwelling located partly within a residence use district and partly within a business use district for use as catering violates Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101 ft. 1¼ in. frontage by 110 ft. in depth, on which is located a building 101 ft. 1¼ in. front by 100 ft. in depth, irregular, six stories, 65 ft. in height, of class 3 construction, used as a multiple dwelling and dining room, for which certificate of occupancy No. 110251-44 has been filed; that it is proposed to use the present dining room for catering to 110 or less persons; and

WHEREAS, the applicant further states that adjoining this building, on the same block and on the same side of the street, are 16 stores; that abutting the rear yards of apart-

ment houses on Ocean avenue are four subway tracks of the B.M.T. line, both local and express; and

WHEREAS, the applicant contends that this building was erected in 1927; that it has 15 apartments with kitchens on every floor and only one bedroom on each floor; that to emulate fine apartment hotels in Manhattan, it also included a dining room; that the dining room proved to be a failure and in order to survive, it catered for many years to small parties; that the dining room, exclusive of the kitchen and lavatories, consists of one room 34 ft. by 39 ft. and cannot accommodate a party of over 100-110 persons; that when in 1943 the department of housing and buildings ordered that restaurants and other places of public assembly shall secure approval of their use, exits and seating capacity, this dining room, its use, exits and a seating for 154 persons was approved; that catering done on the premises is for small parties, attendance never exceeding 110 persons; that no alcoholic beverages of any kind are sold on the premises; that its appearance is modest and its activities are decorous, never extending beyond 1:00 A.M.; and

WHEREAS, the applicant states that the present owner has held title to the property since January 11, 1927; that the assessed valuation of land is \$50,000 and of the building \$200,000, making a total of \$250,000; that the building was erected 1927; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and it was found that the occupancy as proposed has been on the premises for some time; and

WHEREAS, the records indicate that the dining room on the first floor was limited by law to use by tenants only; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the existing private restaurant on the first floor to be used as a public restaurant and also for catering to parties on the premises only; and that there shall be no alcoholic beverages served on the premises; that in all other respects the occupancy shall comply with all laws applicable thereto; that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

669-54-BZ

APPLICANT—Joseph A. McNamara, for Charles and John Deliberto, owners.

SUBJECT—Application July 27, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, brake service and office.

PREMISES AFFECTED—1105 60th street, northeast corner of 11th avenue, Block 5710, Lots 67 to 71 inclusive, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. A. McNamara.

For Opposition: Arthur Argiriou and Rocco Rago.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3
Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision, without further argument; hearing closed; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site, 60th street and 11th avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 30, 1954 acting on N. B. Applic. 29-54, reads:

"3. Proposed premises to be used for gasoline service station, lubritorium, office, toilets and utility rooms, car washing and brake service in a 'Business use' zone is contrary to Article II, P. 4a, subsections 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120 ft. frontage by 100 ft. 2 in. in depth, on which is located a frame residence to be demolished; that it is proposed to erect and maintain a gasoline service station, with an accessory building 100 ft. front by 26 ft. 8 in. in depth, one story in height, of class 3 construction; and

WHEREAS, the applicant contends that the only structure on the premises is a small two story frame building at the southeasterly corner of the plot which has been treated with an external covering to resemble brick; that this building is rented for residential purposes to one family at \$75 per month and it is submitted that on the basis of an assessed value of \$15,700, this is a wholly inadequate improvement in a business area; that at the same time current construction costs preclude the erection of a modern business building if there was any demand therefor, which there is not; that present conditions in the vicinity constitute a use of old buildings for a chicken market, automobile repair shops, sewing of clothing, machine and by hand, etc.; that 60th street, running east and west, is a broad artery connecting the Bay Ridge and Flatbush sections of Brooklyn; that due to heavy automobile traffic, the construction of a service station would constitute an adequate improvement and inspection of the neighborhood would clearly show that the contemplated development would definitely improve the appearance of the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since January 20, 1949; that the assessed valuation of land is \$11,700 and of the building \$4,000 making a total of \$15,700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten (10) years, to permit the premises to be occupied as proposed as a gasoline service station, as indicated on plans filed with this application, marked "Received July 27, 1954" (4 sheets), *on condition* that complete working drawings shall be submitted to the Board within two months from the date of this resolution for consideration and imposition of conditions before same are submitted to the borough superintendent and after such approval, all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

691-54-BZ

APPLICANT—Kitzler and Nurick, for George Hyman, owner.

SUBJECT—Application September 9, 1954 (decision of the borough superintendent), under Section 7h of the zoning resolution, to permit in the residence portion of a plot located in a residence and business use district, the extension to accessory parking for patrons of the restaurant grill.

PREMISES AFFECTED—1870-1872 East 49th street, west side, 160 ft. north of Fillmore avenue, 2259-2271 Flatbush avenue, east side, 150 ft. north of Fillmore

avenue and 1857-1859 East 48th street, Block 8488, Lots 8 and 63, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 48th street and Fillmore avenue are in residence and business use, D area, class 1 height districts; East 49th street is in residence, business and unrestricted use, D area, class 1 height districts; Flatbush avenue is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1954 acting on Alt. Applic. 3182-54, reads:

"1. The extension of the premises into a residence use district for additional parking space to an existing parking area for cars of the patrons of the restaurant grill on the same plot with exit to E. 49th Street in the residence use district and with curb cut on E. 49th St. is contrary to the Zoning Res. Art. II Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 161 ft. 1 in. and 40 ft. frontage by 100 ft. and 61 ft. 8 in. in depth, irregular, on which is located, on Lot No. 8, a drive-in restaurant 48 ft. 4 in. by 20 ft. 8 in., one story, 11 ft. in height, of class 3 construction, with vacant portion used for accessory parking, for which certificate of occupancy No. 133285-52 has been issued; that it is proposed to permit the parking to extend into lot No. 63 located in the residence portion of plot; and

WHEREAS, the applicant contends that the premises involved is lot 63 with a frontage of 40 ft. on East 49 street and a depth of 32 ft. 11½ in. and 61 ft. 8 in., irregular, in a residence use district; that the premises adjoins an existing drive-in restaurant grill which has a frontage on Flatbush avenue and on East 48th street, established under N.B. No. 499-54, and is developed with a one story restaurant building and necessary accessories, and parking for patrons; that the premises are graded and surfaced with broken stone and is enclosed with a wire fence on all sides; that it has parking facilities and two driveways, one on Flatbush avenue and one on East 48th street, and is totally in a business use district; that adjoining lot No. 63 to the south, on East 49th street, is a gas station extending to Fillmore avenue; that to the north is vacant land and further north there are dwellings and vacant lots; that on the east side of East 49th street, opposite lot No. 63, for the entire block from Fillmore avenue to Avenue O is a city bus garage, having two driveways on this street; that Flatbush avenue is a heavy automobile traffic thoroughfare and it is difficult and dangerous to drive off the existing premises; that Flatbush and Fillmore avenues do not intersect; that Fillmore avenue to the west of Flatbush avenue meets Flatbush avenue opposite the driveway of the subject premises, and the easterly portion of Fillmore and Flatbush avenues meet at the intersection of East 49th street; that there are two traffic lights, one at the southwest corner of Flatbush avenue and Fillmore avenue and the other on the east side of Flatbush avenue, at the driveway, directly opposite the north side of Fillmore avenue; that there is also a bus stop covering the driveway; that these conditions create confusion when driving off the premises at the Flatbush avenue driveway; that this lot is too small for any other development and it is furthermore imperative that this lot be used as a driveway because of

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the danger involved to traffic in driving off on Flatbush avenue; that it is much safer to get off the premises through East 49th street as there is very little traffic and it is a two way street; and

WHEREAS, the applicant states that the present owner has held title to lot No. 8 since May 1, 1952 and to lot No. 63 since June 2, 1954; that the assessed valuation of land is \$13,700 and of the building \$7,500 making a total of \$21,200; that the building was erected in 1952; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions h and c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the additional use of lot 63, as proposed and as indicated on plans filed with this application, marked "Received September 9, 1954" (3 sheets) to be occupied for the parking and storing of cars, but mainly as an exit for the existing parking on lot 8, which was permitted by the borough superintendent; and to permit under section 7c the extension of area of that portion of lot 8 within the residential district for parking purposes; that along the lot lines of lot 63 there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height and a similar fence erected along the street building line of East 49th street, except for an entrance which shall not exceed 12 feet, with curb cut opposite of similar width; that lot 63 shall be leveled substantially to the grade of East 49th street and surfaced with steam cinders or clean gravel, treated with a binder and properly rolled; that no additional signs shall be erected other than those previously permitted for lot 8, except there may be a sign marked "Exit only" at the East 49th street opening; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

779-54-BZ

APPLICANT—Jack Z. Cohen, for Richard Stritch and Abraham L. Jaffe, owners.

SUBJECT—Application October 14, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office; and to permit the parking of motor vehicles.

PREMISES AFFECTED—10202-10224 Flatlands avenue, 901-911 East 102nd street and 902-912 East 103rd street, southeast corner and southwest corner, Block 8210, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Opposition: L. Sutschek and William P. Ludwig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Flatlands avenue, East 102nd street and East 103rd street are in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1954 acting on N.B. Appl c. 503-54, reads:

"1. Gasoline service station, office, lubritorium, auto repair shop, auto laundry and auto parking for more than 5 motor vehicles in a residential use district is contrary to Art. II Sect. 3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a building 100 ft. front by 30 ft. in depth, one story, 14 ft. in height, of class 3 construction to be used in conjunction with the proposed gas station, as office, lubritorium, auto repair shop, auto laundry and parking for motor vehicles; that it is further proposed to install ten 550 gallon gasoline tanks and to install three curb cuts on Flatlands avenue and one curb cut on East 102nd street and one on East 103rd street; and

WHEREAS, the applicant contends that this property has a natural depression approximately six or seven feet below the existing street grade of Flatlands avenue and it will be necessary to fill in the entire plot on all streets in order to bring it up to present grade level; that all construction of building foundations and all necessary retaining walls will comply fully with the requirements of the building code in all respects; that Flatlands avenue, which extends east and west, bears heavy traffic of passenger and truck type vehicles at all times, as well as additional traffic now created by the immediate neighborhood due to the completed housing project to the east of this property, and this requires additional service facilities in this area; that the property abutting this site at the south and to the west for several streets are vacant and a good portion of the land is marsh and undeveloped; that the use zone of this property was changed from undetermined to residence on August 14, 1943; that the height district was changed from 1½ to 1 and the area zone was changed from A to D, both on April 26, 1951; that the owners of this site own all of the entire block fronts of blocks 8189, 8190, 8208, 8209 and a good portion of land behind the proposed gas station site in block 8210; that the proposed station on this side of the street will be the only one in this vicinity as the nearest gas station is about six blocks in each direction, east and west from the proposed site, and the erection of the proposed gas station will be a definite improvement; that the granting of this application would not alter the essential character of the neighborhood nor adversely affect it; and

WHEREAS, the applicant states that the present owner has held title to the property since February 20, 1950 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received October 14, 1954", 3 sheets, *on condition* that complete working drawings shall be submitted to the Board within two months from the date of this resolution for further consideration and imposition of conditions before same are filed with the borough superintendent; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

814-54-BZ

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954 (decision of the borough superintendent), under sections 21 and 7h of the

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zoning resolution, to permit in a residence use, F area district, more than one building on a lot by the erection of a two story garden apartment development not in conformity with the area district requirements of the zoning resolution as to side and rear yards and with parking and garage spaces as calculated for the development as a unit instead of individual buildings affecting premises, and with the required open spaces; and to permit the calculation of height of building based on grade within the plot.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street; 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 1, 1955, for applicant to file revised plans, hearing closed; no further argument; then laid over from March 1, 1955, to March 22, 1955, for inspection and for information from the applicant as to approved grades of streets and sewers; then to March 29, 1955, for decision by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cross Bay boulevard, 89th street, 151st avenue and 153rd avenue are in a residence use, F area, class 3/4 height district; and

WHEREAS, objections 1M and 2M of the decision of the borough superintendent, dated October 21, 1954 acting on N.B. Applies. 2974 to 2982, inclusive, reads:

"1M. The erection of more than one building on a lot is contrary to Article 1, Sec. 1 (v), Zoning Resolution.

2M. Sideyard 15'0" in width not adequate as per Article IV, Sec. 16(b), Zoning Resolution."

and

WHEREAS, objections 3M and 4M issued by the borough superintendent October 21, 1954 on N.B. Applies. 2974 to 2976 of 1954 and 2978 to 2982 of 1954, read:

"3M. Parking areas located in required open spaces contrary to provisions of Article IV, Sec. 19-B, Zoning Resolution.

4M. Elected grade for measuring the height of the building does not agree with contours on topographical survey. Sec. 4, subdiv. 33, Multiple Dwelling Law and Article I, Sec. 1(f), Zoning Resolution."

and

WHEREAS, objection 3M issued by the borough superintendent October 21, 1954 on N.B. Applic. 2977-54 and objection 5M issued by the borough superintendent October 21, 1954 on N.B. Applies. 2974, 2976, 2980 and 2981 of 1954, read:

"Parking areas provided have capacity in excess of one per family which is contrary to provisions of Article II, Sec. 3(9)(b), Zoning Res. and Sec. 60 Subdiv. 2.a., Multiple Dwelling Law."

and

WHEREAS, objection 5M issued by the borough superintendent October 21, 1954 on N.B. Applic. 2975-54, reads:

"5M. Proposed buildings do not all front on a legal mapped street—contrary to provisions of Article I, Sec. 1 (v), Zoning Resolution."

and

WHEREAS, objection 5M issued by the borough superintendent October 21, 1954 on N.B. Applies. 2977 and 2979 of 1954 and objection 6M issued by the borough superintendent

October 21, 1954 on N.B. Applies. 2976, 2980 and 2981 of 1954, reads:

"Proposed buildings do not all front on a legal mapped street—contrary to provisions of Article I, Sec. 1 (v), Zoning Resolution and Article 3, Sec. 36, General City Law."

and

WHEREAS, objection 6M issued by the borough superintendent October 21, 1954 on N.B. Applic. 2979-54, reads:

"Depth of rear yard not adequate as per Article IV, Sec. 16(a), Zoning Resolution."

and

WHEREAS, objection 8M issued by the borough superintendent October 21, 1954 on N.B. Applies. 2980 and 2981 of 1954, reads:

"8M. Garage roof shall be designed for live load of 60# sq. ft., garage roof shall be not more than 6'0" above curb level; roof shall have a durable, dustless finish and be accessible for tenants use; provide 3'0" wide stair to roof and 3'6" parapet or guard-rail at roof. Sec. 19-B, Zoning Resolution and Dept. Rules & Regulations effective 2/1/51."

and

WHEREAS, the applicant states that the premises consist of a plot, 1141.11 ft. frontage by 287.30 ft. and 108.63 ft. in depth, irregular, presently vacant; and

WHEREAS, the applicant contends that this appeal involves a two-story garden type apartment project, non-subsidized, to be situated at the intersection of 153rd avenue, Cross Bay boulevard and Sunrise highway, consisting of nine building units; that it is designed to accommodate 132 families and is covered in its entirety by block 11421, lot 13; that in general the buildings comprising this development, which are of class 3 construction, comply with regulations, except insofar as several technical objections are concerned; that as to Item 1M, N.B. Applies. 2974-2982 inclusive, each lot contains only one single building, to be constructed of solid masonry and to be occupied as a multiple dwelling; that there is an unpierced party wall separating each part of each building in such manner that each group of four family units will have a separate entrance; that these four family unit groupings are separated from each other by an unpierced party wall on both 1st and 2nd floors; that the basement areas also are not connected by passageways; that each building has a central heating unit, a single sewer outlet and the water, gas and electricity services are supplied to the building as an entity; that as to Item 2M, side yards of adequate width have been provided and where such condition was otherwise unattainable, adequate light and air was nevertheless provided for all dwelling units in harmony with good zoning practice; that as to Item 3M, considerably more car storage space has been provided than the law requires—125 car spaces for 132 families—in order to insure the use of streets for normal vehicular traffic and fire fighting purposes; that the use of some of the required open space for car storage was thereby necessitated, not, however, at the sacrifice of adequate light and air conditions required for dwelling units; that this objection arises from the interpretation of the building department that the required open space is to be measured from the rear lot line; that if the garage buildings were situated closer to the dwelling units, this objection would not have been raised; that the proposed layout is superior with respect to the future occupants without any detriment to any neighboring property owner, and strict compliance with the zoning resolution would constitute an unnecessary hardship; that as to Item 4M, the curb level herein has been properly selected in accordance with the terms of the multiple dwelling law and the zoning regulation has been complied with; that as to Item 5M, N.B. 2974, 2976, 2980 and 2981 and Item 3M, N.B. 2977, the plans indicate a total of 125 car spaces for 132 families in the entire development, irrespective of the number of such spaces or families in each building unit thereof; that the project is a single development, the units of which together with their accessories and utilities, are used conjunctively; that the owner has filed

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with the building department the required affidavit that the buildings will be held in one ownership; that as to Item 5M, N.B. 2975, 2977, 2979 and Item 6M, N.B. 2976, 2980, 2981, each lot has frontage on a legally mapped street; that taking each structure as a separate building, each building fronts on a legally mapped street; that because of the separate entrances for each group of 4 dwelling units, the building department apparently felt it necessary to raise this objection, which has technical validity only if each such group were considered as a separate building; that where this does occur, permanent private walks and roadways are provided, extending from fronts of buildings to the streets; that as to Item 6M, N.B. 2979, an adequate rear yard has been provided and proper layout of the building on this and adjacent lots was made to insure adequate light, air and ventilation for all living spaces; that as to Item 8M, N.B. 2980-81, the applicant states that this objection has been made because the garage building is within the required open spaces; that if the garage buildings were moved closer to the main building, in order to eliminate this objection, a less desirable result would be obtained for the occupants and no benefit would accrue to any neighboring properties; that proper planning and layout dictate this arrangement and technical compliance with the zoning resolution would constitute unnecessary hardship; that in any event, adequate play spaces have been provided for the project thereby rendering it unnecessary to utilize garage roof spaces for such purpose; that tenants refuse to permit their children to play on such roofs because it is hazardous and compliance with this objection would create a hazard without any advantage to the tenants; and

WHEREAS, the applicant states that the present owner has held title to the property for approximately one year— assembled from November 1953 to August 1954; and

WHEREAS, the premises and area were inspected by a committee of the Board; and

WHEREAS, the Board finds that the proposed development is designed and arranged to meet the spirit and intent of the Zoning Resolution and in many respects provides greater light, air and other facilities required for a housing development, including low coverage of approximately 21% of the gross area involved and has been approved by the Federal Housing Administration as proposed section 1, under section 213 of the National Housing Act as amended; and

WHEREAS, the Board finds that there is sufficient basis for unnecessary hardship, warranting a grant of variance under Sections 21 and 19B of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, as to Objection 1M on N.B. Applications 2974 to 2982 of October 21, 1954, inclusive, *on condition* that all buildings shall be under single ownership and each multiple dwelling shall be on its own zoning lot as indicated on sheet indicating such zoning lot comprised in drawings filed with this application, marked "Received October 27, 1954", 23 sheets, and "January 6, 1955", one sheet; and *granted* as to Objection 2M of N.B. Applications 2974 to 2982 of October 21, 1954, *on condition* that sideyards shall be not less in width than required under the Multiple Dwelling Law and that in addition, open spaces as shown on plans as above cited shall be maintained; and as to Objection 3M of N.B. Applications 2974 to 2976/54 and 2978 to 2982/54, *granted* under Section 19B, subdivision d, to permit the location and number of parking spaces as proposed and as shown on such plans above cited, *on condition* that driveways giving access thereto shall be maintained so as to alleviate traffic congestion and such parking spaces shall be graded and surfaced with suitable pavement and driveways thereto paved as required by the Code; as to Objection 4M of N.B. Application 2974/6 of 1954 and 2978 to 2982 of 1954, *granted* under Section 21, to permit each multiple dwelling on each zoning lot to be located as to established street grade in front of such zoning lot as established on City Map #3733 adopted by the Board of Estimate on May 27, 1954, and meeting the requirements relating to such zoning lot as provided under the Multiple

Dwelling Law, Section 4, subsection 33, paragraph 2 and under the Zoning Resolution Article I, Section 1, subsection f; and as to Objection 3M of N.B. Application 2977/54 and 5M on N.B. Applications 2974, 2976, 2980 and 2981, *granted* under section 21, *on condition* that the total capacity of parking spaces in the proposed parking areas for the entire project under single ownership and control shall meet the number of such spaces as required and may exceed such required number of parking spaces but not exceed the total number of apartments, as provided in Article II, Section 3, subsection 9b of the Zoning Resolution or Section 60, subdivision 2a of the Multiple Dwelling Law; and as to Objection 5M of N.B. Applications 2975, 2977 and 2979 of 1954 and 6M of N.B. Applications 2976, 2980 and 2981 of 1954, *granted on condition* that the provisions of the resolution as adopted this day under Cal. No. 815-54-A shall be complied with; as to Objection 6M of N.B. 2979 of 1954, *granted* under section 21, *on condition* that open spaces at rear and side of multiple dwellings shall be maintained open as proposed and shown on plans above cited; as to Objection 8M of N.B. 2980 and 2981 of 1954, *granted* under section 19B, subdivision d, *on condition* that the buildings in all other respects shall comply with the requirements therefor and that open recreation spaces as shown on plans above cited shall be maintained; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

815-54-A

APPLICANT—Leonard Lazarus, for Lindenwood Realty Corp., owner.

SUBJECT—Application October 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 of the Multiple Dwelling Law re height and required open spaces also under section 36, General City Law re buildings not fronting on legal streets.

PREMISES AFFECTED—152-02 to 152-04 Cross Bay boulevard, 150-17 to 150-39 89th street, 89-25 to 89-49 151st avenue and 90-01 to 92-03 153rd avenue, Block 11421, Lot 13, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Lazarus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, Objection 4M issued by the Borough Superintendent October 21, 1954, on N.B. 2974, 2975, 2976, 2978, 2979, 2980, 2981 and 2982 of 1954, reads:

"Elected grade for measuring the height of the building does not agree with contours on topographical survey. Sec. 4, subdiv. 33 Multiple Dwelling Law and Article 1, Sec. 1(f) Zoning Resolution."

and

WHEREAS, Objection 5M issued by the Borough Superintendent October 21, 1954, on N.B. App. 2974, 2976, 2980 and 2981 reads:

"Proposed buildings do not all front on a legal mapped street—contrary to provisions of Article 1, Sec. 1(v), Zoning Resolution and Article 3, Sec. 36, General City Law."

and

WHEREAS, Objection 7M issued by the Borough Superintendent October 21, 1954, on N.B. 2980 and 2981 of 1954 reads:

"Application and plot plan indicate garbage storage building on lot. File plan for this structure Sec. 300 M.D.L."

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and

WHEREAS, the applicant states that the premises consist of acreage located in a residence use, F area, Class $\frac{3}{4}$ height district, as indicated on plan filed with application for a zoning variance under Cal. 814-54-BZ; and

New Bldg. No.	Area of Bldg.
2974/54	4,273.75 sq. ft.
2975/54	8,302 sq. ft.
2976/54	5,212.78 sq. ft.
2977/54	8,302 sq. ft.
2978/54	5,898.75 sq. ft.
2979/54	6,240 sq. ft.
2980/54	5,535.35 sq. ft.
2981/54	10,409.10 sq. ft.
2982/54	9,780.42 sq. ft.
TOTALS	63,954.15 sq. ft.

and

WHEREAS, the applicant contends that the buildings will generally comply with all laws and regulations applicable thereto insofar as technical objections justifiably raised by the borough superintendent have been made the subject of this appeal; and

WHEREAS, the applicant contends as to 4M of N.B. 2974 through 2982/54, inclusive, that Subdivision 33 of Section 4 of the Multiple Dwelling Law permits the owner to select any legitimate grade within the property for the purpose of measuring the height of the building where the building exclusive of garage spaces occupies 35% or less of the plot area; that the curb level has therefore been properly selected in accordance with the Multiple Dwelling Law and in compliance with the Zoning Resolution; and

WHEREAS, the applicant contends as to Objection 5M of N.B. 2974, 2976, 2980, 2981 of 1954 and as to Objection 3M of 2977/54 that since the occupants of all the multiple dwellings on the same block will be under common ownership and the required affidavit has been filed with the Borough Superintendent, compliance with Section 60, Subdivision 2(a) of the Multiple Dwelling Law has been achieved; that plans indicate a total of 125 car spaces for 132 families in the entire development; that the project is a single development and the units will be used conjunctively as will be the accessories and utilities; and

WHEREAS, the applicant contends as to Objection 7M of N.B. 2980/54 and 2981/54 that plans indicate a space to be used for temporary garbage storage until same is collected by sanitation trucks; that such use is not contrary to the section and is in keeping with sound building management practice; that these two temporary garbage storage units have been planned in a location as far from any dwelling unit as can possibly be achieved in the development; and

WHEREAS, the premises and area were inspected by a committee of the Board in conjunction with Cal. 814-54-BZ; and

WHEREAS, the Board finds that the proposed development is designed and arranged to meet the spirit and intent of the Multiple Dwelling Law and General City Law and in many respects provides greater light, air and other facilities required for a housing development including low coverage of approximately 21% of the gross area involved and has been approved by the Federal Housing Administration as this proposed section 1, under section 213 of the National Housing Act as amended; and

WHEREAS, the Board finds that there is sufficient basis for unnecessary hardship, warranting a grant of variance under Section 310 of the Multiple Dwelling Law; and

WHEREAS, in the opinion of the Board, the grades as elected comply with the spirit and intent of section 4, paragraph 33 of the Multiple Dwelling Law.

Resolved, that the decisions of the Borough Superintendent, acting on N.B. Applications 2974 to 2982/54, inclusive, Objection 4M and Objection 5M of N.B. Applications 2974, 2976, 2980 and 2981/54, be and they hereby are *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law and Section 36 of the General City Law, and that the appeal be and it hereby is *granted on*

WHEREAS, the applicant states proposed buildings will be of Class 3 construction and will comprise a two-story garden type apartment project; and

WHEREAS, the applicant has filed the following information as to dimensions involved:

Area of Lot	Percentage Occupied
21,700 sq. ft.	19% (152-02-04 Cross Bay
26,572 sq. ft.	31% (91-35-91-49 153rd Ave.
31,560 sq. ft.	16% (91-21-91-31 153rd Ave.
25,400 sq. ft.	32% (91-01 to 91-17 153rd Ave.
25,965 sq. ft.	22% (90-01 to 90-11 153rd Ave.
26,000 sq. ft.	24% (89-39 to 89-49 151st Ave.
56,768 sq. ft.	9% (89-25 to 89-35 151st Ave.
46,750 sq. ft.	21% (89-01 to 89-21 151st Ave.
38,400 sq. ft.	25% (150-17 to 150-39 89th St.
299,115 sq. ft.	Aver. 21%

condition that the relation of the buildings to the grades and street lines shall conform to the resolution adopted this day under Cal. No. 814-54-BZ; as to N.B. Applications 2980 and 2981/54, Objection 7M, that garbage storage buildings as shown on plans filed under Cal. No. 814-54-BZ shall be subject to a permit as an accessory building under Section 300 of the Multiple Dwelling Law and constructed to the satisfaction of the Borough Superintendent; that in all other respects the buildings and occupancies shall comply with all laws and rules applicable thereto.

Adjourned: 3:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk*

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 29, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

34-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Carrier 26B5 Automatic Ice Cube Maker, approval of.

APPEARANCES—

For Applicant: W. J. Linderman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 34-51-SA

Subject: Carrier Corporation Automatic Ice Maker, 26 Series, approval of.

The Carrier Corporation of Syracuse, New York filed an application with the Board of Standards and Appeals for approval of the Carrier 26 Series, Automatic Ice Maker, under the provisions of C19-96 to C19-107 inclusive and Submerged Inlet Rules of the Board.

Purpose

The 26 Series Automatic Ice Maker provides a continuous supply of ice, cubed or crushed, automatically.

Description

These units consist of a machine section for forming ice cubes by mechanical refrigeration and a storage bin of vary-

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ing size in which to store the ice. The mechanical section comes in two sizes with ice capacity of 220 and 450 pounds per twenty-four hours.

The freezing coils are soldered to copper bands and attached at different points to each of twenty-six stainless steel freezing tubes. In operation ice builds up on inside wall of tube at these eight separate points to form eight cubes in each tube. When freezing is completed, automatic controls reverse the cycle, releasing the cubes which simply gravity drop into a bin or crusher.

A rotary switch starts the machine; from then on it produces ice automatically. When the storage bin fills with cubes or crushed ice the machine shuts off automatically, starting again whenever some ice is used.

The cabinet panels are bonderized, baked-on gun metal gray or white finish, trimmed with stainless steel and chrome. The unit is equipped with a siphon interchanger which automatically siphons all but a small amount of ice water from the machine during each harvest cycle and stores it in a harvest cycle and stores it in a heat interchanger. This action reduces scaling to a minimum and simplifies the cleaning operation. Fresh make-up water passes through the interchanger and is pre-cooled by the siphoned-off ice water, thereby resulting in negligible capacity-loss from the siphoning operation.

The storage bin is available in three sizes, 100 pounds, 160 pounds and 240 pounds capacity. It has a baked on finish, stainless steel liner, 2 inches of Fiberglass insulation on the sides and 2 inches of cardboard on the bottom. A partition separates cubes and crushed ice.

These units are equipped with hermetic compressors with a capacitor-start, induction-run motor. The compressors used Freon-12 as a refrigerant. The refrigerant charge is 3¾ lbs. The condenser is the water-cooled, shell and finned copper coil type. The refrigerant is controlled by capillary tubes with no moving parts. The water pump has a stainless steel shaft bronze impeller. A thermally protected motor totally enclosed of the shaded pole type is directly connected to the water pump.

The switch has three positions for manual starting and stopping or for operating of the water pump for cleaning purposes. The ice crusher has a cast aluminum rotor, with stainless steel picks and sleeve bearings belt-driven by a 1/16 horsepower drip-proof, thermally protected motor, with adjustable drive-pulley.

Inspection and Test

These models were inspected and tested at the Thompson Road Plant of the Carrier Corporation in Syracuse, New York on November 12, 1952. Present at the test were Chief Engr. L. V. Huber of the Committee on Test; A. H. Moulton, District Service Supervisor; W. J. Linderman, Service Manager, Thermodyne Corporation; and Mr. W. F. Tyson, Carrier National Service Supervisor. Mr. Ferguson and Mr. Conklin of the Carrier Corporation Quality Control Department were also on hand to answer questions.

The inlet for the water supply is 1" above the flood level of the water tank as required by Rule 2 of the Submerged Inlet Rules.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Carrier 26 Series, Automatic Ice Maker for use in New York City when installed and operated in accordance with this report and the requirements of the Submerged Inlet Rules of the Board of Standards and Appeals and the provisions of C19-96 to C19-107 Administrative Code on condition that each unit bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 34-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

518-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application for consideration May 15, 1951—
Carrier Weathermaker, Models 50K4, 50K6, 50K8, 50K12
and 50K16, approval of.

APPEARANCES—

For Applicant: W. J. Linderman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF THE COMMITTEE ON TEST

Re: Cal. 518-51-SA

Subject: Carrier Corporation Weathermakers, Models 50K4, 50K6, 50K8, 50K12, 50K16, approval of.

The Carrier Corporation of Syracuse, New York filed May 15, 1951 an application with the Board of Standards and Appeals for approval of the Carrier Weathermaker, Models 50K4, 50K6, 50K8, 50K12, 50K16 under provisions of C19-96 to C19-107 inclusive and Submerged Inlet Rules of the Board.

Purpose

These are water-cooled, electrically operated self-contained air conditioning units.

Description

These compact units include all the elements necessary for cooling, dehumidifying, cleaning, ventilating and circulating air.

Models differ as to dimensions and capacities. Model 50K4 is 41" wide, 22⅞" deep and the base unit is 58" high. When used with a plenum it is 80⅜" high. The unit is equipped with a 3 HP hermetic motor-compressor assembly available in a variety of current characteristics. Nominal cooling capacity is rated at 3 tons.

The 50K6 is the same width and depth as the 50K4, but the base unit is 64" high and with a plenum it is 90⅞" high. This unit has a 5 HP hermetic motor-compressor assembly and is nominally rated at 5 tons cooling capacity.

The 50K12 is 82" wide, 22⅞" deep and the base unit is 64" high. With plenum it is 90⅞" high. This unit is equipped with two of the 5 HP hermetic motor-compressors used on the 50K6 and has a nominal capacity of 10 tons. The two compressors are not interconnected and the refrigeration cycles are completely separate.

The 50K16 is 82" wide, 30" deep and with a plenum it is 107⅜" high. This unit is equipped with two of the 7½ HP hermetic motor-compressor assemblies used in the 50K8 and has a nominal capacity of 15 tons. Similar to the 50K12, both refrigerant circuits are separate.

Model 50K4 capacity is 3 tons refrigeration, 50K6 is 5 tons, 50K8 is 7½ tons, 50K12 is 10 tons, 50K16 is 15 tons, Model 50K4 6 lbs Freon F12, 50K6 12 lbs. Freon F22, 50K8 17 lbs. Freon F22, 50K12 12 lbs. Freon F22, 50K16 17 lbs. Freon F22.

Full cooling capacity is maintained by large area filters permitting rated air flow for longer periods without changing. Condensate is collected above filters so that filters are kept dry at all times eliminating re-evaporation experienced with wet filters. All air outside recirculated, which flows through the cooling coil is filtered. A Carrier multi-reflex muffler eliminates gas discharge pulsations.

There is a high pressure cut-out switch standard with each unit for protection in case of condenser water failure

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or other abnormal conditions which may cause a discharge pressure to rise above a predetermined setting. The action of the switch is to stop the compressor.

The large area aerofin type cooling coil is drawn through type of all non-ferrous construction, with seamless tube and fins with the fins helically wound on the tubes and mechanically bonded. The large face area and spiral fins on the coil provide a lower velocity and more intimate contact between air and coil. This results in superior cooling and dehumidifying performance. All joints in the coil are brazed for strength and leak tightness. Drip pan under entire coil section rust protected, easily cleaned; drain protected by screen. Refrigerant flow to the cooling unit is controlled by the Carrier "F-M" (Flo-Modulating) Expansion Valve. This valve prevents "flood back" to the compressor and practically eliminates "cycling" of the suction pressure. This feature gives increased capacity and more reliable operation.

Double inlet centrifugal fans are used and construction is based on an entirely new concept of fan design. A change scroll and a polygonal discharge opening exposes a greater area of the wheel and eliminates the cut-off. More air is handled at a lower RPM and a lower noise level than with a conventional fan. Fan is statically and dynamically balanced for vibrationless operation. Fan shaft mounted in sleeve type self-aligning bearings. Drive is through a V-belt by a motor having overload protection. Motor pulley is adjustable to vary the fan speed, air quantity and air pressure.

Control panel located on the center of the unit just above the inlet air grille is concealed by a finger-lift plastic nameplate. Provides adjustable thermostat to control room temperature and a 3 position manual switch, marked "Off", "Fan", "Cool". Air circulating fan may be operated independently. Controls are illuminated.

A Humitrol is provided with each unit for diverting refrigeration capacity from temperature reduction to moisture removal. Normally manually operated.

A polygonal diffuser supplied with the plenum package makes the "Q-T" fan exceptionally suited for efficient plenum chamber air distribution. The louvers on the plenum grille are adjustable, permitting the flow of air to be directed, within limits, to any desired direction. Side and rear discharge grilles are also available as extras. The standard unit is sold less the plenum; the plenum and grille assembly may be attached to the top of the air conditioning compartment. The single fan together with a flange on the top plate greatly facilitates the use of the unit with duct work, when required in place of plenum. Provision is made for field installation of outside air duct for ventilation but if not used, an outside air cover plate may be obtained. A decorative cover is available for installation on either side of the unit to cover water and drain connections. A heating coil is available for installation in the plenum or duct. The heating coil is so designed that it is suitable for use with steam or hot water. A "Humidry" reheat package is available for using condensation water to obtain maximum dehumidification. A water regulating valve is available for use with city water.

Inspection and Test

These models were inspected and tested at the Carleton-Stuart Corporation equipment show at the Governor Clinton Hotel January 24th and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test; Mr. D. W. Hoppock, District Sales Manager, Carrier Corporation; Mr. A. H. Moulton, District Service Supervisor, Carrier Corporation; Mr. W. J. Linderman, Service Manager, Thermodyne Corporation; Mr. H. L. Hamilton, Service Supervisor, Carleton-Stuart Corporation.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Carrier Corporation Weather Maker, Models 50K4, 50K6, 50K8, 50K12, and 50K16 for use in New York City when installed and operated in accordance with this report and the provisions of C19-96 to C19-107

inclusive of the Administrative Code on condition that each device bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City Under Cal. No. 518-51-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

847-51-SA

APPLICANT—Carrier Corporation, owner-manufacturer.
SUBJECT—Application December 7, 1951—Carrier Weathermaker, Models 38B4, 38B6 and 38B8, approval of.

APPEARANCES—

For Applicant: W. J. Linderman.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 847-51-SA

Subject: Carrier Corporation Weathermakers, Models 38B4, 38B6, 38B8, approval of.

The Carrier Corporation of Syracuse, New York filed December 7, 1951 and application with the Board of Standards and Appeals for approval of the Carrier Weathermaker, Models 38B4, 38B6, 38B8 under provisions of C19-96 to C19-107 inclusive and Submerged Inlet Rules of the Board.

Purpose

These units are designed to provide year round air conditioning. They are equipped with a gas-fired heating section and an electrically operated water-cooled cooling section.

Description

This is a compact, self-contained unit which includes all of the elements for cleaning, cooling and dehumidifying or heating; ventilating and circulating air. Units are available for either 220 volt, 3 phase, 60 cycle, 230 volt, 1 phase, 60 cycle and 208 volt, 3 phase 60 cycle current.

Casing is constructed of cold rolled steel, bonderized, coated inside and out with a highly rust-resisting primer and finished on the exterior with stain, burn and mar-resisting baked enamel.

Front panels are removable. All parts are accessible for inspection, adjustment or service from front. Slide and rear panels may be removed if required.

Entire casing thermally and sound insulated. Air conditioning, heating and refrigeration compartments insulated against heat and sound transmission.

Hermetically sealed compressor is on spring mounted base. Freon compressors, V-type, direct by heavy duty refrigeration type motor. Motor and compressor are sealed in one casing against dirt, moisture and air. Entire assembly can be serviced on the job. Motor is protected from overload by thermal overload elements in the automatic starter and by a temperature controlled thermal element on the compressor.

Water cooled condenser is Shell and coil type using finned continuous copper tubing eliminating all internal joints. Two water connections are necessary for city water or cooling tower service. A rupture of frangible disc which automati-

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cally relieves excess pressure is a standard safety device on the condenser. Condenser conforms to A.S.M.E. Unfired Pressure Vessel Code.

Full cooling and heating capacity is sustained by large area filters because they permit rated air flow for longer periods without changing.

High pressure cut-out switch is provided standard with each unit for protection in case of condenser water failure or other abnormal conditions which may cause discharge pressure to rise above a predetermined setting. The action of the switch is to stop the compressor.

Large area aerofin type cooling coil of all non-ferrous construction, with seamless tube and fins with the fins helically wound on the tubes and mechanically banded. The large face area and spiral fins on the coil provide a lower velocity and more intimate contact between air and coil. This results in superior cooling and dehumidifying performance. All joints in the coil are brazed for strength and leak tightness. Drip pan under entire coil section rust protected, easily cleaned, drain protected by screen.

Fan is single slow speed, double inlet centrifugal fan. Fan is dynamically balanced for vibrationless operation. Fan shaft is mounted in self aligning sleeve-type bearings with large oil reservoir capacity for lubrication. Driven by a resilient mounted standard fan motor with built-in overload protection. The entire fan and motor assembly is spring mounted. Drive is through a V-belt with the motor pulley being adjustable for efficient fan performance under a wide range of air quantities, and air pressures, which might be imposed by ductwork.

One thermostat controls the temperature for heating and cooling. A simple change-over switch transfers from summer to winter operation.

Gas Control consists of a brass gas cock with union connection, adjustable pressure regulator, safety pilot with automatic gas shut-off, high heat safety switch, two step gas valve and pilot burner.

Heat interchanger and combustion chamber. Constructed of heavy 16 gauge corrosion-resistant aluminized steel, completely electric welded to provide one piece, leak proof construction. Steel interchanger provides quick response to thermostatic control and eliminates overheating.

Draft diverters are available for top or side flue connections.

Inspection and Test

These models were inspected and tested at the Carleton-Stuart Corporation equipment show at the Governor Clinton Hotel January 24th and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test; Mr. D. W. Hoppock, District Sales Manager, Carrier Corporation; Mr. A. H. Moulton, District Service Supervisor, Carrier Corporation; Mr. W. J. Linderman, Service Manager, Thermodyne Corporation; Mr. H. L. Hamilton, Service Supervisor, Carleton-Stuart Corporation.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Carrier Corporation Weather Makers, Models 38B4, 38B6 and 38B8 for use in New York City when installed and operated in accordance with this report and the provisions of C19-96 to C19-107 inclusive, Administrative Code on condition that each unit bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 847-51-SA." It is further recommended that all installations meet the requirements of C26, Art. 12 Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

245-52-SM

APPLICANT—Ferro Pipe and Foundry Co., owner.
SUBJECT—Application April 7, 1952—Ferro Pipe and Foundry Co., Cast Iron Soil Pipe, approval of.
APPEARANCES—

For Applicant: Carlton A. Downs.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
crt and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 245-52-SM

Subject: Ferro Pipe & Foundry Company, Inc., Cast Iron Soil Pipe, approval of.

The Ferro Pipe & Foundry Company owner manufacturer filed April 7, 1952, an application with the Board of Standards and Appeals for approval of the Ferro Pipe & Foundry Co. cast iron soil pipe under the provisions of C26-178.0.b and C26-1229.0 Administrative Building Code.

Purpose

An uncoated cast iron soil pipe for drainage use. Sizes 4" to 15" Diameter.

Description

The Ferro Pipe & Foundry Company's plant covers an area of three acres with office and foundry buildings. The Cast Iron Soil Pipe manufactured by the Ferro Pipe & Foundry Company is made of good quality gray iron, cast centrifugally in a heavily insulated metal mold. This process produces a cast iron pipe of close grained structure, having a high tensile strength yet tough and tenacious, which can readily be machined or easily cut in the field with hammer and hardy or chisel. This cast iron pipe has the following characteristics true concentricity and uniformity or wall thickness through the action of centrifugal force, foreign matter and impurities in the molten metal are forced to the outer surface of the Pipe of Casting, eliminating the following defects: Sand holes, blow holes, scabs, shrinks, segregations. The pipe is cast with a compensating shoulder in the hub assuring self-centering of joint and ease of alignment, which also maintains the same amount of lead used in the joint regardless of whether full length or cut length pipe are assembled.

The company has been manufacturing cast iron pipe since 1933. Due to the demand for cast iron soil pipe after the war, the company added soil pipe to their manufacturing list.

The Cast Iron Soil Pipe have been in service since 1946 in various cities and towns of New Jersey, New York, Pennsylvania, Delaware, Maryland, the District of Columbia and for United States Government projects and for export. The applicant does not know of a single failure of this pipe in service and has not received a single complaint of their pipe after installation.

Inspection and Test

The plant of the applicant was inspected by the Committee on Test and found to be as above described. Present were Chief Engr. L. V. Huber of the Committee on Test, J. Scharff and C. A. Downs representing the applicant. Tests of the product were made by the Haller Testing Laboratories as follows: Physical and Chemical Test of extra heavy Cast Iron Soil Pipe Report #80338 Date December 24, 1951.

MINUTES

PHYSICAL TESTS

Compressive Strength

Identification:	8" Pipe	6" Pipe
Internal Diameter of Pipe, inches..	7 $\frac{7}{8}$	5 $\frac{7}{8}$
External Diameter of Pipe, inches	8 $\frac{5}{8}$	6 $\frac{1}{2}$
Thickness of Pipe, inches.....	$\frac{3}{8}$	$\frac{1}{8}$
Internal Diameter of Bell, inches..	9 $\frac{1}{4}$	7
External Diameter of Bell, inches..	10 $\frac{3}{8}$	7 $\frac{7}{8}$
Thickness of Bell, inches.....	$\frac{5}{8}$	$\frac{1}{8}$
Total Length of Pipe, feet.....	5'3 $\frac{1}{2}$ "	5'3"
Total Length of Bearing, feet....	5'0"	5'0"
Load applied at 1st crack, lbs.....	28,120	33,890
Load per lineal foot, 1st crack, lbs.	5,624	6,778
Maximum Load applied, lbs.....	29,810	33,890
Maximum Load per lineal foot, lbs.	5,962	6,778

Hydrostatic Test

	8" Pipe	6" Pipe
Pressure applied, lbs. per sq. inch.	300#	300# No Leaks

Transverse Strength

		Required ASTM A74-42
Diameter of Test Bar.....	1.34"	1.2"
Distance between Supports..	18"	18"
Breaking Load at Center...	2,70#	1,750# Min.
Deflection at Center.....	0.21" (7/32")	0.20"

Tensile Strength

Diameter of Test Bar..	1.0"	
Area	.79"	
Total Load	22,010#	21,000# per sq. in. Min.
Tensile Strength, p.s.i...	27,860	

CHEMICAL ANALYSIS

	8" Pipe	6" Pipe	
Total Carbon	2.13%	2.08%	
Silicon	1.77	1.81	
Sulfur	0.10	0.08	0.11% Max.
Manganese	0.83	0.46	
Phosphorous	0.49	0.57	0.90% "

The weight of the 6 inch and 8 in. soil pipe conforms to the requirements of Sect. C26-1229.0 Administrative Building Code. Being for 6 inch single hub pipe 95 lbs. per laying length of 5 ft., and 100 lbs. for double hub and for 8 inch pipe 15 lbs. for single hub and 157 lbs. for double hub.

Recommendation

On the Basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Ferro Pipe & Foundry Company Cast Iron Soil Pipe in sizes 4" to 15" diameter inclusive for use in New York City under the provisions of C26-1229.0 Administrative Building Code when manufactured and used in accordance with this report provided each bill of lading for delivery of pipe be stamped, "Approved by the Board of Standards and Appeals for use in New York City, under Cal. No. 245-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engr.,

JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

41-54-SA

APPLICANT—Ribelle V. Perotto, for Delta Heating Corporation, owner.

SUBJECT—Application reopened January 4, 1955—as to amendment—re Delta Suspended Oil-fired Furnace Models SU-80, SU-110, SU-160 and SU-210, previously approved.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 41-54-SA

Subject: Amendment to resolution to permit the Delta Suspended Oil Fired Furnace, Models SU-210, SU-160, SU-110 and SU-80 approved by the Board on May 18, 1954 to be marketed as the Certified Suspended Oil Fired Furnace Models SU-210, SU-160, SU-110 and SU-80 of the Certified Furnace Corporation of Trenton, New Jersey.

The application was reopened for a report as to additional testing January 4, 1955. There are no structural changes in the burner. The Committee on Test has investigated the burner and recommends that the resolution of October 5, 1954 be amended so that it will include approval of the Certified Suspended Oil Fired Furnace, Models SU-210, SU-160, SU-110 and SU-80; on condition that the requirements of the resolution adopted on May 18, 1954 under Cal. No. 41-54-SA are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of May 18, 1954 in accordance with the above report.

82-54-SM

APPLICANT—James B. Clow and Sons, owner.

SUBJECT—Application January 25, 1954—Clow I. P. S. Centrifugally Cast Iron Pipe (O.D.) (for suspended soil, waste, downspout and vent lines), approval of.

APPEARANCES—

For Applicant: Roderick O'Connor and Gerald R. Kinnally.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 82-54-SM

Subject: Clow I. P. S. Centrifugally Cast Iron Pipe (for suspended soil, waste, downspout and vent lines), approval of.

James B. Clow and Sons, Chicago, Illinois, filed January 25, 1954 and application with the Board of Standards and Appeals for approval of the material known as Clow IPS Centrifugally Cast Iron Pipe (for suspended soil, waste, downspout and vent lines) under the provisions of C26-1229.0 and C26-1236.0 Administrative Building Code.

MINUTES

Purpose

The material is to be used for soil, waste, downspout and vent lines.

Description

The pipe is centrifugally cast iron pipe made on a DeSavaud machine. The pipe is manufactured with bell and spigot and is cast in 18'0" lengths in 3", 4", 5", 6", 8" and 10" diameter. The pipe has the same outside diameter as steel pipe. To form a plain end pipe, the bell and spigot are cut off and the plain ends are threaded. The wall thickness of the pipe is greater than that accepted as minimum by the American Standards to compensate for the threading of the pipe so that the threaded section is still heavier than the accepted minimum.

The wall thickness is as follows:

Size	American Standards	Clow
3"	0.25"	0.35"
4"	0.25"	0.35"
5"	0.25"	0.37"
6"	0.25"	0.38"
8"	0.3125"	0.41"
10"	0.375"	0.44"

Inspection and Test

Specimens of the pipe were tested in conformance with the requirements of ASTM 74-42 and were found to comply. Additional Hydrostatic and transverse load tests were also conducted at the New York Testing Laboratory in the presence of Asst. Engr. J. A. Darts, Committee on Test and J. R. Kinnally and R. J. O'Connor representing the applicant. The tests were to check against the A.S.T.M. specification for cast iron soil pipe.

Results were as follows:

Load Test

Clow—6"—7720 Lbs. (failed in threads at coupling—.47" deflection).

Clow—3"—1540 Lbs. (failure in threads at coupling—5.71" deflection).

Hydrostatic Test

Clow—4"—2600 psi end cap blew off.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Clow I.P.S. Centrifugally Cast Iron Pipe under the provisions of C26-1240 for use under the provisions of C26-1229.0 and C26-1236.0 Administrative Building Code on condition that the pipe shall be stamped or tagged "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 82-54-SM" or in lieu thereof the shipping ticket or bill of lading or bill of material shall be similarly marked.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

546-54-SM

APPLICANT—U. S. Gypsum Co., owner.

SUBJECT—Application June 21, 1954—USG Demountable Partition (for office), approval of.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 546-54-SM

Subject: USG Demountable Office Partition, approval of.

U. S. Gypsum Company, New York, filed June 21, 1954 an application with the Board of Standards and Appeals for approval of the USG Demountable Office Partition under the provisions of C26-191.0 and C26-667.0.5 Administrative Building Code.

Purpose

The material is to be used as a subdividing partition wherein no fire resistive rating is required.

Description

The partition is a laminated gypsum board panel consisting of two sheets of 1/2" x 24" gypsum board laminated to form an offset panel; rolled metal studs; clips for attaching one edge of each gypsum panel to a stud; metal trim and accessories.

In erection, shoes are first attached on 2'-0" centers to the floor; corner post floor angle and corner post are then erected; caps are set and studs are erected, fitting into the shoe and cap; the laminated sheetrock is then placed on the stud, the second or closing panel is then placed on the opposite side of the stud and both panels are clipped in place. The remaining panels are erected in a similar manner. The studs are of 20 gauge; tracks, 22 gauge; caps 16 gauge; shoes 16 gauge.

Inspection and Test

Details of construction and the component parts of the panel were examined by Asst. Engr. J. A. Darts, Committee on Test and W. W. Bainbridge representing the applicant and all metal parts were found to be of thickness specified.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the USG Demountable Office Partition for voluntary installation where an incombustible and/or fire resistive partition is not required.

The Committee further recommends the use of this partition under the provisions of C26-667.0.5 Administrative Building Code, for use as a subdividing partition in places without combustible occupancies requiring a permit from the Fire Commissioner for use in area as limited by this section.

It is further recommended that all USG Demountable Office Partitions be identified as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 546-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

619-54-SA

APPLICANT—Bradley T. Sheridan, for Iron Fireman Manufacturing Co., owner.

MINUTES

SUBJECT—Application July 12, 1954—Iron Fireman Gas-Burner, Type RGF and Petro Gas Burner, Type FG, approval of.

APPEARANCES—

For Applicant: Bradley T. Sheridan.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 619-54-SA

Subject: Iron Fireman Gas Burner Type RGF and Petro Gas Burner Type FG, approval of.

The Iron Fireman Manufacturing Company filed July 12, 1954 an application with the Board of Standards and Appeals for approval of the Iron Fireman Gas Burner Type RGF and Petro Gas Burner Type FG under the provisions of C26, Art. 12 of the Administrative Building Code.

Purpose

Firing boilers and furnaces to produce heat and generate steam.

Description

The Iron Fireman Type RGF forced draft industrial gas burners and Petro Type FG forced draft industrial gas burners are completely packaged firing units for burning fuel gas. They consist essentially of a multiple jet ring type gas burner, automatic pilot, electronic safety combustion control, forced draft fan, plenum chamber, refractory combustion throat, gas control system linked to air volume control, electronic combustion control, air flow safety switch, electric wiring and gas piping, all factory assembled and tested. Gas controls consist of U. L. listed modulating valve, pressure regulating automatic shut-off valve and manual shut-off valve of lubricated plug valve type.

These burners provide a high degree of safety because of factory assembly which provides skilled erection under competent supervision and inspection. This eliminates the possibility of important safety components being omitted or improperly applied.

Two types of automatic combustion controls are used, model numbers ending in "M"—Iron Fireman RGFM and Petro FG-M which require manually closing a switch to start and model numbers ending in an "A", Iron Fireman RGFA and Petro FG-A which are automatically started by a thermostat or similar control. Manual start models are principally used in power plants for process steam generation and automatic start models are principally used in heating plants.

Model Numbers and capacities are as follows:

Iron Fireman		Petro		Input in BTU Per Hour
Automatic Start	Manual Start	Automatic Start	Manual Start	
RGFA-25	RGFM-25	FG-4A	FG-4M	3,750,000
RGFA-35	RGFM-35	FG-5A	FG-5M	5,250,000
RGFA-50	RGFM-50	FG-6A	FG-6M	7,500,000
RGFA-60	RGFM-60			9,000,000
RGFA-76	RGFM-76	FG-7A	FG-7M	11,250,000
RGFA-100	RGFM-100	FG-8A	FG-8M	15,000,000
RGFA-125	RGFM-125	FG-8½A	FG-8½M	18,750,000
RGFA-165	RGFM-165	FG-9A	FG-9M	24,750,000

The Petro Type FG Series Forced Draft Industrial Gas Burner and the Iron Fireman Forced Industrial Gas Burner is a complete gas burning system assembled, wired and tested at the factory. The Unit includes a gas burner forced draft fan, air volume control and an enclosed electrical control panel, all integrally mounted on a structural steel base.

Gas Burner—The gas burner is of the ring type with multiple machined tubular jets threaded into the accurately ring. Jets are available for pressure up to 10 psi maximum.

Forced Draft Fan—The integral forced draft fan furnishes a regulated supply of combustion air to the burner with sufficient additional pressure to allow ¾ inch W. C. pressure drop through the boiler passages and breeching. The fan, designed for forced draft use, is ruggedly built and easily accessible for service.

Air Volume Control—The air volume control is maintained by a cylindrical damper around the burner throat inlet assuring an even distribution of the air to the fire. Multiple "V" type ports facilitate modulation over wide range and provide accurate control even at very low firing rates.

Combustion Control—A modulating type automatically controlled actuator follows the load closely, supplying just the right amount of gas and combustion air to maintain the desired steam pressure of water temperature.

Safety controls shut down the burner immediately in the event of low water in the boiler, excessive pressure or temperature, or unsafe combustion.

Venturi Combustion Throat—Mixing of the gas with air and the shape of the flame is controlled within the refractory faced primary combustion zone. Adjustable inlet vanes control the rate of rotation of the flame, shaping the fire to match the requirements of the firebox or firetube. Controls are panel mounted with wiring concealed in steel conduit and ducts.

Gas Controls—A manual main shut-off valve is provided as a means of cutting off all gas to the main burner and other controls. This is a lubricated plug valve with lever handle, assuring free action at all times and positive leak proof shut off. A gas pressure regulator is used in assuring uniform gas pressure at the firing valve regardless of fluctuation in inlet pressure.

The automatic firing valve which is actuated by the combustion control system regulates the amount of gas supplied to the burner. This valve is synchronized with the air volume control to maintain the proper air-fuel ration at all firing rates.

The automatic shut-off valve stops the flow of gas to the burner in response to the automatic controls. This valve may be of the automatic opening type (standard on RGFA Models) which can operate itself to start the burner or it can be of the manual reset type (standard on RGFM Models) which must be manually operated by the fireman to start the burner.

Electric Ignition—These burners are equipped with intermittent type electrically ignited pilot burners. The pilot is mounted in a fixed position on the outside of the burner front where it is easily accessible for service.

The premix type burner is ignited by an electrical spark from a 5,000 volt ignition transformer which is located with the solenoid gas valve in a metal enclosed ignition bracket assembly on the burner front. In operation the automatic controls energize the pilot solenoid valve and ignition transformer. When the electronic controls detect the pilot flame the main burner is permitted to start. When the main flame is established the pilot flame is turned off.

Automatic Controls—The heavy duty, totally enclosed, control panel supplied with these units is completely assembled, wired and tested at the factory. This assures that the controls are properly installed and are protected from dirt and damage in service. The automatic electronic combustion control monitors the pilot and main burner flames assuring safe combustion at all times. This control immediately shuts down the burner in event of an abnormal or unsafe condition. This control also schedules the sequence of operations in starting and stopping the burner properly. An indicating meter on the panel door shows the condition of the control system at all times.

An automatic magnetic starter switch with current overload protection is provided for the forced draft motor. Optional starter is available for feed water pumps. Steam pressure limit and operating controls are installed within the cabinet. Indicating lights on the panel front show at a

MINUTES

distance the operating status of the burner with green lights indicating a safety lockout. An indicating draft gauge is also supplied.

All control circuit wires terminate at numbered dual terminals on a terminal strip within the panel enclosure. This arrangement, together with the open wiring coded with various colors of insulation, greatly facilitates circuit checking for service or future modifications.

Inspection and Test

These burners were inspected and tested at 184 W. 237th Street, New York and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Bradley T. Sheridan representing the applicant. The burner has been approved by the Underwriters Laboratories Ref. #MP810, Appl. #53C1343, Appl. #53C1344.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Iron Fireman Gas Burner Type RGF and Petro Gas Burner Type FG for use in New York City when installed and operated in accordance with this report and the provisions of C26, Art. 12 of the Administrative Building Code, provided each burner bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 619-54-SA", and further that all ports and orifices shall be of a type approved by the A.G.A. for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engr.,

JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

715-54-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application September 14, 1954—Gilbarco Calcometer, Model M-101DE (gasoline dispensing pump), approval of.

APPEARANCES—

For Applicant: R. C. Beckman and William Keay.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 715-54-SA

Subject: Gilbert and Barker Model M101DE Dual Gasoline Dispensing Pump, approval of.

Gilbert and Barker Manufacturing Company of West Springfield, Mass. filed September 14, 1954 an application with the Board of Standards and Appeals for approval of the Gilbert and Barker Model M101DE dual gasoline dispensing pump under the provisions of C26-191 Administrative Building Code and C19-69.0.c Administrative Code.

Purpose

A dual gasoline dispensing pump; low type.

Description

The Model M101DE Dual Dispenser is two complete separate dispensers in one housing and will pump two products. It is equipped with two motors, two pump air separator

units, two air separator pumps, two meters, two computers and two interlock devices. Each product delivered passes through one of the dispensers. Each of the dispensers within the Model M101DE housing is an electrically driven metering pump with a computer-type of registering mechanism. Two $\frac{1}{3}$ H.P. explosion-proof electric motors drive two positive type rotary pumps to raise gasoline from the tank and furnish pressure just under 20 psi for proper metering. The motors are turned on and off separately by means of handles on each side of the dispensing unit. Each handle operates a rod which is directly connected to a switch in each motor.

The features of the Model M101DE Dual Dispenser is the combination pump, air unit-separator. The pump unit-air separator separates the air which would be admitted through a leaky suction line or through fraudulent manipulation. The air separator also has the important function of providing room for expansion of the liquid in the system due to a temperature rise. The meter is a four-piston positive displacement type of unusual accuracy, and meets the requirements of Weights and Measures authorities throughout the world.

A valve is incorporated between the meter and visible discharge indicator assembly to maintain the liquid under a slight pressure at all times, thus preventing vaporization while the unit is standing idle. This is a necessity, as vapor at this point would cause false measurements in hot weather. A very rugged visible discharge indicator is employed which would make immediately visible any air or vapor pockets should they occur. The flow is controlled at the nozzle. The unit has a maximum rate of flow of 16 gallons per minute. The entire mechanism complies with all the requirements of the Underwriter's Laboratories, Guide #60.03.4, File MH 1941.

Inspection and Test

The device was inspected and tested at the corner of Lock street and Central Avenue, Newark, New Jersey and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and R. C. Beckman representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Gilbert and Barker Model M101DE Dual Gasoline Dispensing Pump for use in New York City when installed and operated in accordance with this report and the provisions of C19-69.0.c Administrative Code, on condition that each pump bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 715-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engr.,

JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

716-54-SA

APPLICANT—Gilbert and Barker Manufacturing Co., owner.

SUBJECT—Application September 14, 1954 — Gilbarco Calco-Meter, Model M101E (single gasoline dispensing pump), approval of.

APPEARANCES—

For Applicant: R. C. Beckman and William Keay.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 716-54-SA

Subject: Gilbert and Barker M101E Single Gasoline Dispensing Pump, approval of.

Gilbert and Barker Manufacturing Company of West Springfield, Mass. filed September 14, 1954 an application with the Board of Standards and Appeals for approval of the Gilbert and Barker Model M101E single gasoline dispensing pump under the provisions of C26-191.0 Administrative Building Code and C19-69.0c Administrative Code.

Purpose

A single gasoline dispensing pump, low type.

Description

A $\frac{1}{3}$ H.P. explosion-proof electric motor drives a positive type of rotary pump to raise the gasoline from the tank and furnish a pressure just under 20 pounds for proper metering.

The feature of this new pump is the combination pump unit-air separator. The pump unit-air separator separates the air which would be admitted through a leaky suction line or through fraudulent manipulation. The air separator also has the important function of providing room for expansion of the liquid in the system, due to a temperature rise. The meter is a four-piston displacement type of unusual accuracy and meets the requirements of Weights and Measures authorities throughout the world.

A valve is incorporated between the meter and visible discharge indicator assembly to maintain liquid on very slight pressure at all times, thus preventing vaporization while the unit is standing idle. This is a necessity as vapor at this point would cause false measurements in hot weather. A very rugged visible discharge indicator is employed which would make immediately visible, any air or vapor pockets should they occur. The flow is controlled at the nozzle and the unit has a maximum rate of flow of 16 gallons per minute.

The motor is turned on and off by means of a handle on the outside of the dispensing unit, the handle operating a rod which is directly connected to a switch in the motor. The model M101E Dispenser is equipped with an external hose connected directly to the visigage outlet, located at the side panel at the same level as the visigauge. The hose extends from the outlet thirteen feet to the tip of the nozzle. The entire mechanism complies with all the requirements of the Underwriter's Laboratories, Guide #60.4.34, File MH 1941.

Inspection and Test

The device was inspected and tested at the corner of Lock Street and Central Avenue, Newark, New Jersey and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and R. C. Beckman representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Gilbert and Barker Model M101E Single Gasoline Dispensing Pump for use in New York City when installed and operated in accordance with this report and the provisions of C19-69.0C Administrative Code on condition that each pump bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 716-54-SA".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

820-54-SA

APPLICANT—Century Engineering Corporation, owner.

SUBJECT—Application October 20, 1954—Century Engineering Corp., Oil Burner Model 1P to be marketed also as Crane Co., Oil Burner, Model 1P, approval of.

APPEARANCES—

For Applicant: Charles John Walker.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 820-54-SA

Subject: Century Engineering Corp., Oil Burner, Model 1P to be marketed also as Crane Company Oil Burner, Model 1P, approval of.

The Century Engineering Company, owner-manufacturer filed October 20, 1954 an application with the Board of Standards and Appeals for approval of the Century Engineering Corp., Oil Burner Model 1P also to be marketed as the Crane Company Oil Burner Model 1P under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A mechanical draft conversion oil burner for domestic installation.

Description

This is a gun type oil burner with a nose piece of gray cast iron, an electrode bracket, an air tube, a housing assembly, air damper, a conversion burner base, a $\frac{1}{8}$ HP Nema Standard motor, a 10,000 Volt center point, grounded ignition transformer, a Sundstrand or Webster fuel unit and a 6" Torrington fan. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguard to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flash backs or unusual carbon deposits. With the oil cut off the controls functioned in 40 seconds, all parts are so designed as to maintenance alignment and to permit interchangeability. With stack temperature of 485 degrees the CO₂ content of the flue gases was $8\frac{1}{4}$.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Century Engineering Corp., Oil Burner, Model 1P for use in New York City with fuel oil not heavier than #2 when manufactured and installed as herein described.

The burner may also be marketed as the Crane Company Oil Burner, Model 1P under the same conditions provided each burner bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 820-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

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Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

521-45-SM—Vol. II

APPLICANT—National Brick Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II for test and report as to additional sizes—re Nabor Sand-Grit High Pressure Steam Cured Units, previously approved.

APPEARANCES—

For Applicant: Robert P. LeVine.

ACTION OF BOARD—Application reopened as Vol. II for test and report as to additional sizes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

372-50-SM

APPLICANT—United States Gypsum Company, owner-manufacturer.

SUBJECT—Application for consideration—reopening for test and report as to proposed change in perforations—re United States Gypsum Company Quietone, Slotted Auditone, Perforated Auditone Fire Retarded with U.S.G.-F; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for test and report as to proposed change in perforations of material.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

114-53-SA

APPLICANT—Morrison Steel Products Inc., owner.

SUBJECT—Application for consideration—reopening for report as to additional trade name—re Morrison Conversion Oil Burner, Models PB-1-J and PB-2-J; previously approved.

APPEARANCES—

For Applicant: W. J. Linderman and T. A. McHugh.

ACTION OF BOARD—Application reopened for report as to additional trade name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

829-53-SM

APPLICANT—Twin Boro Cement Block Corp., owner.

SUBJECT—Application for consideration—reopening as to restore to docket for test and report—re Waylite Concrete Building Block; previously withdrawn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and restored to the docket for test and report; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

57-43-A

APPLICANT—Alfred H. Eccles, for Hafner Associates, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re decision of the borough superintendent and an order and decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—19-01 to 19-27 24th (Woolsey) avenue, 23-01 to 23-91 19th (Barclay) street, 19-02 to 19-28 23rd terrace (Phillips place) and 23-72 to 23-90 21st street (Van Alst avenue), Block 890, Lot 1, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 25, 1943, on certain conditions; and

WHEREAS, the resolution was amended on December 7, 1943; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1943, only as to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * shall be removed within five years from the date of this *amended* resolution; that in all other respects the resolution above cited shall be complied with as amended December 7, 1943 and as adopted by the Board under Cal. 855-19-BZ as amended on May 25, 1943 and December 7, 1943." (Misc. 11929/41)

100-45-A—Vol. II

APPLICANT—Millard Henlein, for Medor Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—744 East 138th street, southeast corner of Bruckner boulevard, cellar and 2nd floor, Block 2566, Lot 52, Borough of The Bronx.

APPEARANCES—

For Applicant: Millard Henlein and David R. Dibner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 7, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on December 7, 1954, by adding thereto:

"That in the event the owner desires to enlarge the door from the cellar to the rear yard to three feet by seven feet and to install an opening in the existing wall with ladder leading thereto to permit egress to the adjoining yard and to maintain the existing engineer's ladder from the vault space leading to the sidewalk of East 138th Street such may be permitted by the Borough Superintendent for temporary occupancy until such time as the premises are acquired and the demolition

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of buildings proceeds in connection with the widening of Bruckner boulevard but in no event beyond the period of one year from the date of this *amended* resolution; that such work as proposed to be done is indicated on revised plans marked, 'Received, March 15, 1955', (one sheet)." (Alt. 696/53)

878-48-A—Vol. II

APPLICANT—Charles M. Spindler, for Blanche Kono, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—69-14 49th avenue, south side, 100.06 ft. east of 69th street, Block 2435, Lot 14, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 7, 1954, on N.B. App. 3109 of 1954 reads:

"The proposed extension of sprinkler system is contrary to the provisions of Cal. 878-48-A."

;and

WHEREAS, the applicant states that the premises consist of a lot 50 ft. front by 100.06 feet in depth located in an unrestricted use, C area, Class 1½ height district, upon which the building in question now under construction will be one story, 11 ft. 8 in. in height, 41 ft. by 62 ft. in area, of Class 1 construction, for use and occupancy for the manufacturing (finishing, packing and shipping) of celluloid products, 50 persons; and for the parking of employees' cars in the open unoccupied area; the building is proposed to be provided with a one-source sprinkler system; and

WHEREAS, the applicant states that this appeal has been filed to secure permission to extend an existing one-source sprinkler system into a new building which will be used for the manufacturing of optical frames containing nitro-cellulose; that these products will be finished, packaged and shipped within the new building; and

WHEREAS, the applicant states that the proposed new building will be approximately 2700 sq. ft. in area and connected to the existing one-story building on the adjoining lot to the east; that lot 14 which is the subject of this appeal and lot 19 adjoining on the east were originally known as lots 14, 15, 17 and 18 and comprise the site which was subject to appeal to the Board under Cal. No. 878-48-A, Vol. I, wherein the Board permitted the extension of one-source sprinkler system in that building used for nitro-cellulose products; and

WHEREAS, the applicant states that the proposed new building now in question will be separated from the existing building by a masonry wall containing one opening protected both sides by fire-doors; that this is not a required fire wall but is being provided voluntarily to minimize any hazard; that the new building will be used for packaging, shipping and storage of finished optical frames and for office purposes; that the only manufacturing will consist of polishing and ornamenting finished frames and this will occupy only a small portion of the new building; that no sheet celluloid cutting or stamping will be conducted in the new building and no raw material will be handled or stored therein; that the proposed new building will be constructed with a concrete plank roof on steel beams; that there will be no cellar; that the boiler room will be located in a corner of the building separated from the balance of the structure by an unpierced masonry wall with entrance from the ex-

terior only; that the major portion of the floor area will be used for storage, packing and shipping of finished products which does not in itself require a sprinkler system; that it is proposed to install a sprinkler system throughout the building complying in all respects with the requirements of the Administrative Code except that it will have only one source of supply and will be connected to Fire Headquarters through a central signal system; and

WHEREAS, this appeal was re-opened by a vote of the Board January 18, 1955, to consider the proposed extension herein involved.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1948, by adding thereto:

"that in the event the owner desires to construct a one-story fireproof, Class 1 constructed building, approximately 41 feet by 62 feet in area and one story in height, as proposed and shown on plans filed with this appeal, marked 'Received December 21, 1954' (3 sheets), the sprinkler system as heretofore permitted by resolution adopted April 26, 1948 in the adjoining building may be extended into such proposed extension of the building, *on condition* that the general requirements of the above cited resolution including the one-source sprinkler system and connection to fire headquarters through an approved central station shall be complied with."

829-52-A

APPLICANT—Herman Kron, for Onofrio and Michael Civitano, owners.

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—904 Bolton avenue, entire block bounded by Story avenue, Houghton avenue, White Plains road and Bolton avenue, Block 3671, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1953, on certain conditions; and

WHEREAS, the resolution was amended on June 15, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 10, 1953, as thereafter *amended* by resolution adopted on June 15, 1954, by adding thereto:

"that the rearrangement of the roller skating rink, kiddy rides and parking lot may be changed without increasing the area of the premises or changing other conditions as to fencing as now shown on revised plans marked 'Received, March 11, 1955' (one sheet) *on condition* that the requirements of the resolution above cited, adopted February 10, 1953, shall be complied with including the requirements of the resolution as adopted under Cal. No. 644-52-BZ, where not inconsistent with the requirements of this *amended* resolution shall be complied with." (N.B. 943/52)

420-53-A—Vol. II

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

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SUBJECT—Application for consideration—reopening as to amendment as to required fire escape—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue, 1st floor and cellar; Block 3280, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Sushan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted under Vol. II on July 27, 1954, by adding thereto:

“that such fire escape required to be constructed and maintained on the front of the building for additional exit from the apartments above the first floor may be as now proposed erected as shown on revised plans marked ‘Received March 14, 1955’ (1 sheet), as passed on by the Borough Superintendent under Alt. App. 233/53, objection dated February 28, 1955’, *on condition* that in all other respects the resolution above cited shall be complied with.” (Alt. 233/53)

405-54-A

APPLICANT—Henry G. Harris, for 247 Canal Street Corp., owner.

SUBJECT—Application May 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—247 Canal street and 119-121 Lafayette street, northeast corner, Block 208, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 12, 1954, on amendment to Alt. App. 115/54, reads:

“Objections numbers 1 and 2 and repeated and denied by the Chief Engineer.

Two means of egress are required from all floors including cellar.

Fire escapes are not permitted in a six story N.F.P. Class 3 factory building. Section 271 of the Labor Law.”

and

WHEREAS, the applicant states the building is 6 stories, 60 feet in height, 24 ft. 3½ in. front by 101 ft. 9 in. in depth at street level, 24 ft. 3½ in. by 95 ft. 8½ in. at typical floor level, of Class 3 construction erected in 1892 on a lot 24 ft. 3½ in. front by 101 ft. 9 in. in depth, in an unrestricted use, B area, Class 2 height district; used and occupied since 1931: Cellar—storage and heating plant, 2 persons; 1st floor—retail stores, 45 persons; 2nd floor—factory, 20 persons; 3rd, 4th, 5th, 6th floors—factory, 8 persons on the 3rd, 8 on the 4th, 7 on the 5th and 7 on the 6th; for which Certificate of Occu-

pancy #18668 was issued November 1, 1932, upon completion of work under Alt. App. 960/31 and indicates a liveload capacity from 2nd to 6th floors inclusive of 75 lbs. per square foot. The building is proposed to be used and occupied as follows: Cellar—storage and heating plant, 2 persons; 1st floor—retail stores, 45 persons; 2nd to 6th floors—furniture factory, 20 persons on the 2nd; 8 persons on the 3rd; 8 on the 4th, 7 on the 5th and 6 persons on the 6th. The building is provided with one 3 ft. wide existing interior wood stairs, enclosed in brick and studs covered with wire lath and cement plaster, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street and one Labor Law fire escape on the street front, extending to street by ladder; windows and doors on course thereof are fireproof, self-closing; and

WHEREAS, the owner was convicted and fined in Magistrates Court May 21, 1954, for violation of the Labor Law and the Administrative Code for failure to comply with Violation #9992 issued by the Borough Superintendent December 9, 1953; and

WHEREAS, the applicant requests the Board to accept the existing Labor Law fire escape and the existing stair from cellar to the stores approved as a second means of egress under Certificate of Occupancy #18668 of 1932; and

WHEREAS, the applicant contends that the lot is 3000 sq. ft. in area; that each factory floor has an area of 2500 sq. ft.; that the maximum number of occupants above the 2nd floor is 30; that any reasonable modification required by the Board to make the structure comply with the spirit of the Law will be accepted by the owner; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on amendment to Alt. App. 115/54, Objections 1 and 2, and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be completely rebuilt by installing a steel stair from cellar to roof as now proposed and as indicated on plans filed marked “Received, March 25, 1955” (3 sheets); that such stair and the enclosing partitions shall comply with the requirements of the Code therefor; that the continuance of the fire escape on the front of the building may be permitted as a second means of exit, as proposed and indicated on plans filed with this appeal marked “Received February 9, 1955” (5 sheets); that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and if there is no certificate of occupancy, one shall be obtained.

572-54-A

APPLICANT—Brooklyn Eastern District Terminal, lessee, for Havemeyers and Elder, Inc., owner.

SUBJECT—Application July 9, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—86-88 Kent avenue, west side, from North 8th to North 9th streets, Block 2308, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum, B. Katz and J. D. Mead.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, order No. 52033LC, issued by the Fire Commissioner July 22, 1953 and referred to in a decision of the Fire Commissioner dated June 11, 1954, reads:

“1. Discontinue the storage of #6 Fuel oil in tank cars since such storage is contrary to the Oil Burner

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Rules of this Department and provide an approved storage system as specified in the Oil Burner Rules. C19-11.0. Administrative Code."

and

WHEREAS, the applicant states that the premises consist of a lot 200 ft. by 730 ft. in area, located in an unrestricted use, A area, class 2 height district, used and occupied since 1930 as a railroad yard for the transportation of freight and materials; that the premises are provided with a yard hydrant system and there is a fire brigade organization which can be actuated by an air whistle alarm system; and

WHEREAS, the applicant states that the premises consist of a portion of the entire premises which covers several blocks from North 3rd to North 12th streets between Wythe and Kent avenues extending to the East river; that the portion of the premises in question where the fuel oil is stored is at the waterfront between North 8th and North 9th streets between Kent avenue and the East river; and

WHEREAS, the applicant contends that the oil used is No. 6 fuel oil, having a flash point in excess of 220 degrees F.; that there are two tank cars of approximately 10,000 gallons capacity each stored near the machine shop; that these cars have bottom sections $\frac{7}{8}$ in. thick and the ends are $\frac{7}{8}$ in. thick and the sides are $\frac{1}{4}$ in. plate and the tanks are divided into five sections, all constructed of steel plate with riveted seams; that tanks are filled directly from steam tug boat which has a fire hose and pump attached; that the fuel oil is used to operate locomotives operating as a carrier and shifting the freight cars from one section of the yard to another; that supplementing the firepump on the tug there are fire hydrants distributed throughout the premises, there are fire extinguishers at focal points and ADT fire alarm stations located throughout the premises, one of which ADT fire alarm stations is located directly at the point where the tank cars are located; that the premises are operated on a 24 hour basis with constant supervision and watchman service; that the method of storage and fire protection provided is the equivalent of that required by regulations and that if a permit is required such permit should be issued for the present installation which has been in use for 24 years without any previous question being raised; and

WHEREAS, the applicant further contends that the premises in question is under the jurisdiction of the Interstate Commerce Commission; that the No. 6 fuel oil in question is used exclusively for firing locomotives owned and operated by the Terminal exclusively in the operation of the Terminal under the direct jurisdiction of the Interstate Commerce Commission and subject to its control and supervision; that it would appear therefore that these tank cars should be exempt from compliance with the fire department's requirements as to fuel oil storage and that the jurisdiction of the Fire Commissioner in the premises would appear to be open to question; that however, the lessee made an application for a permit for fuel oil storage and will continue full cooperation in the public interest; and

WHEREAS, the premises and tanks were inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner, as expressed in Order #52033LC, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit for a temporary term of two years, the use of the two railroad tank cars as proposed and as indicated on plans filed with this appeal, marked "Received July 9, 1954" (2 sheets), to be used for storage of No. 6 oil for servicing the locomotives used in switching cars in the yard, *on condition* that the filling of such tank cars at the river dock shall be subject to approval as to method by the Fire Commissioner and particularly to prevent any possible leakage of oil into the river.

84-55-A

APPLICANT—Hurley and Hughes, for New York Eye and Ear Infirmary, owner.

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—314 East 14th street, south side, 150 ft. east of 2nd avenue, Block 455, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Edward J. Hurley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 3, 1955, acting on Alt. App. 111/55, reads:

"1. Proposed use as 'Laboratory' in a Class III bldg, 4 stories and basement, 52' high, exceeds tabular height limits 4.2.1 B.C.

2. If B.S.A. should grant a variation, stair enclosure should be incombustible and have a 2 hour rating 6.4.1.8.1(b) and 6.4.1.7.1(l).

3. Elevator openings are not permitted in required stair enclosure 6.4.1.8.2 (a) B.C."

and

WHEREAS, the applicant states the building is 4 stories and basement, 52 feet in height, 22 ft. 6 in. by 55 feet in area at first story, 22 ft. 6 in. by 44 ft. in area at typical floor level, of Class 3 construction, erected prior to 1900 on a lot 22 ft. 6 in. by 103 ft. 9 in. in depth, in a retail use, B area, Class 1½ height district; used and occupied since 1945 as follows: Cellar—storage, 0 persons; Basement—research laboratory and library, 6 persons; 1st to 4th floors—residence for hospital help, 15 persons total; proposed to be used and occupied as follows: Cellar—storage, 0 persons; Basement—office and library; 1st to 4th floors, inclusive, research laboratory, a total of 20 persons throughout building. The building is provided with one 3 ft. wide interior steel stairs with cement treads, enclosed in partitions of wood studs and wire lath cement plaster, equipped with one-hour fireproof, self-closing doors; stairhall leads to roof bulkhead and to yard with egress from lower termination through fire passage in hospital to yard. There is one fire escape in rear yard, extending to roof by ladder and to yard by ladder; window and door openings on course thereof are not fireproof, self-closing; and

WHEREAS, the applicant states it is proposed to extend the research now in the rear basement of this building, so as to occupy the entire laboratory; that the occupancy will be a maximum of 20 persons, all regular employees using the building during business hours; that access will be through the rear yard and a fireproof passage in adjacent infirmary building leading to the street; that existing stair will be replaced by a new 3 ft. wide steel stair with cement treads and without winders, extending from cellar to roof; that the stair enclosure will consist of existing studs on two walls covered with wire lath and cement plaster both sides, fire-stopped at all tiers with gypsum blocks and equipped with fireproof self-closing, 1-hour test doors at all openings; that the other two walls of stair enclosure will be masonry; that the three buildings to the west are under the same ownership so that access can be had across these roofs for egress to street; that the present fire escapes will remain as a second exit on rear wall leading to yard which serves four adjacent buildings under the same ownership; that a new elevator with fireproof shafts equipped with 1½-hour test doors will be installed at front of the building; that stair to cellar will be enclosed with fireproof partitions at cellar level; that heat will be provided from a central steam plant; that the net usable floor area will be 800 feet in the basement, 968 sq. ft. on the 1st floor and 620 sq. ft. on the upper floors; that the 4th floor is needed as the radio isotrope laboratory; and

WHEREAS, the applicant contends that the research laboratory and infirmary are non-profit organizations; that the laboratory operates on grants from various hospitals and organizations for research projects; that all the space in the

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building will be required for research work; that the infirmary cannot afford to give up the use of the top floor; that the hazard is small and the occupancy light; that no combustibles will be stored or used; that all occupants will be regular employees, familiar with exits and the building is too small to provide a separate hall to the elevator shaft.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 111/55, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that it shall be arranged as to exits as indicated on plans filed with this appeal, marked "Received February 7, 1955" (4 sheets), "March 3, 1955" (1 sheet), and "March 28, 1955" (1 sheet), *on condition* that the stair enclosure shall meet the requirements for one (1) hour construction and to permit the elevator openings located as shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto including the fire escape on the rear of the building as shown on revised plan marked received March 28, 1955.

98-55-A

APPLICANT—J. Paul Frampton, for Benjamin Bernstein, owner.

SUBJECT—Application February 10, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—928 Halsey street, south side, 160 ft. east of Saratoga avenue, Block 1495, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: J. Paul Frampton and Benjamin Bernstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1955, on Alt. App. 4475/52, reads:

"1. Class #3 structure over 50' in height changed from public to business use is contrary to sects. 2.1.3.5 & 4.2.1 of Bldg. Code.

"2. All exits to comply with sect. 270 of Labor Law."

and

WHEREAS, the applicant states the building is one story 75 ft. in height, 23 ft. front by 200 ft. in depth at the first floor; 145 ft. 9 in. front by 103 ft. 8 in. in depth at typical floor level, of Class 3 construction, erected in 1912 on a lot 23 ft. front by 200 feet irregular in depth, in a business use, C area, Class 1 height district; used and occupied since 1922; Cellar—ordinary use; 1st floor—theatre, 1252 persons; 2nd or intermediate floor; 3d or mezzanine and 4th or gallery floors combined, theatre, 960 persons, for which Certificate of Occupancy #60148 was issued April 17, 1930, upon completion of work under Permit #10487/29; and

WHEREAS, Violation #3354/53 was issued for occupying the first floor for factory, manufacturing metal products without obtaining a certificate of occupancy; and

WHEREAS, the building is proposed to be changed to the following use and occupancy: Cellar—storage, 0 persons; 1st floor, 2nd and 3rd floors, manufacturing metal products, 60 persons each floor; 4th floor (old gallery)—no occupancy; and

WHEREAS, the applicant states the building was constructed in 1912 and operated as a theatre for many years and has now been vacant for a number of years; that it is proposed to add two new floors to the building throughout sections B and C, as indicated on plans filed with this appeal; that these new floors will be of Class 3 construction; that the highest level at which any persons will be employed in the building is on the new 3rd floor, 30 feet above legal grade; and

WHEREAS, the applicant contends that although the building exceeds 50 feet in height, the occupancy will be within the 50 ft. tabular limit provided by the Code; that the building has a standpipe system and a partial sprinkler system in and under the existing stage; that it is proposed to discontinue the standpipe system and to extend the sprinkler system throughout the building, in compliance with the Administrative Building Code and the Labor Law; that all floor areas will have at least two means of egress complying with Section 270 of the Labor Law except the floor areas in the section of building marked "A" on plans, which section consists of rooms formerly used as dressing rooms and has a total gross floor area of 553 square feet on any floor; that it is proposed to use these rooms as private offices and there will be no manufacturing on these floors; that the present stairway is metal with a minimum clear width of 3 feet; that the stairway changes direction between floors and has winders; that all rooms of Section "A" as well as the stairs and halls will be completely sprinklered; that the 1st and 4th floors of Section A will have direct access to the balance of the building; that it is proposed to provide an open iron stairs and platform from the 3rd floor of Section A to the new 2nd floor level, a total rise of 3 feet; that this will leave only the 2nd floor offices of Section A without direct access to floor areas having the required two means of egress complying with Section 270 of the Labor Law; that in view of the fact the maximum number of occupants on any one floor in Section A will be four, it is requested that the indicated means of egress from Section "A" be accepted in lieu of compliance with Section 270 of the Labor Law; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 4475/52, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area and in all other respects shall comply with the use proposed; and does hereby *make a variance* of the Labor Law, as cited in the above decision as to Objection 2, to permit the exits as proposed and as indicated on plans filed with this appeal, marked "Received February 10, 1955" (15 sheets), and "March 10, 1955" (3 sheets), *on condition* that the second means of exit shall be provided for the spaces to be occupied for office work in Section A of the building.

910-53-A—Vol. II

APPLICANT—Leonard F. Rothkrug and Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application for consideration—reopening as to objection #4—re Appeal from a decision of the borough superintendent; previously denied in part; withdrawn in part.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II to consider additional objection in connection with Cal. No. 40-55-BZ, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees

MINUTES

u/w of Clement March), owner, (Manhattan Lighting Equipment Company, lessee).

SUBJECT—Application for consideration—reopening as to restore to docket to consider a revised proposal and plans—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Thomas E. Snook, Jr.

ACTION OF BOARD—Appeal reopened and restored to the docket to consider revised proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

351-51-A

APPLICANT—Speneer L. Eddy, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

APPEARANCES—

For Applicant: Joseph B. Lynch and William R. Black.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P.M. for applicant to submit statement as to necessity for proposed auxiliary engine. The tank truck equipped with auxiliary engine and gasoline tank was inspected by a committee of the Board.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appelman, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 12, 1955, at 2 P. M.; hearing previously closed. Applicant to furnish statement as to four factory uses in the building: when they went in; whether manufacturing has been continuous up to present time, etc.

319-52-A

APPLICANT—Simon Heller, for General Steel Products Corp., owner.

SUBJECT—Application May 7, 1952—re Appeal from decision re orders of the fire commissioner, and a decision of the borough superintendent.

PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simon Heller and Robert W. Artus.

For Administration: E. A. Meyer, Fire Dep't.

ACTION OF BOARD—Laid over to May 3, 1955, at 2 P.M. for inspection by a committee of the Board and for decision without further argument; hearing closed.

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su Realty Corp., owner.

SUBJECT—Application March 8, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th avenue (Block 795, Lot 14), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 2 P.M. for inspection and decision; hearing closed.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su Realty Corp., owner.

SUBJECT—Application March 8, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue (Block 795, Lot 17), Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 2 P.M. for inspection and decision; hearing closed.

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.

SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Randazzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 2 P.M., for inspection by a committee of the Board and for decision without further argument; hearing closed.

471-54-A

APPLICANT—Cinetech Co., Inc., lessee (106 West End Avenue Corp., owner).

SUBJECT—Application June 11, 1954—Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Seiden.

For Administration: E. A. Meyer, Fire Dept.

ACTION OF BOARD—Laid over to April 26, 1955, at 2 P.M. for inspection, and for decision; hearing closed.

550-54-A

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.

SUBJECT—Application June 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Walter Jansen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to April 26, 1955, at 2 P.M., for inspection by a committee of the Board, and for decision; hearing closed.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, at 2 P.M., for applicant to submit information required as to method of reconstructing the building. The premises were inspected by a committee of the Board.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.

SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. ¾ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, at 2 P. M. for inspection and decision; hearing previously closed.

1149-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harry Leibman, owner (Rutland Auto Service, lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the change in occupancy from garage for more than five motor vehicles and gasoline service station, to garage for more than five motor vehicles, motor vehicles repairs and servicing for cars of recognized agency (Chrysler) body and fender work, wheel alignment, lubrication, painting and spraying, welding and gasoline service station.

PREMISES AFFECTED—50-62 East 98th street, west side, 90 ft. north of Rutland road, Block 4600, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on January 6, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on September 21, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1953, as thereafter *amended* by resolutions adopted through September 21, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the work is about 90% complete, that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution.” (Alt. 396/52)

470-45-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 137-20 Cross Bay Boulevard, Inc. owner (Nat Paterson Motors, Inc., lessee).

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a residence and business use district, the change in occupancy from auto showroom and sales, and minor motor vehicle repairs (previously granted by the Board), to repair and servicing of new and used cars, body and fender work, brake testing wheel alignment, lubrication, welding room, painting and spraying, storage and sale of accessories and parts; and permitting the parking of motor vehicles waiting to be serviced and the outdoor sale and display of new and used cars, all in conjunction for a recognized car agency.

PREMISES AFFECTED—137-20 Cross Bay Boulevard and 137-02 to 137-22 Pitkin avenue, southwest corner and 137-05 to 138-01 Redding street, Block 11409, Lot 10, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 27, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete work was extended from time to time and last extended on September 21, 1954; and

WHEREAS, the resolution was amended on March 16, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 27, 1953, as thereafter *amended* by resolutions adopted through March 16, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work started and that the owner intends to *amend* his application to include the adjoining property, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. 989/52)

595-49-BZ

APPLICANT—Galante Realty Corporation, owner.

MINUTES

SUBJECT—Application for consideration—reopening and to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the change in occupancy from stable to baling of scrap and waste paper.

PREMISES AFFECTED—590 Water street, north side, 68 ft. 1 in. west of Montgomery street, Block 245, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Salvatore Bonanno.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 21, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 27, 1954; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained." (Alt. App. 927/49)

234-50-BZ

APPLICANT—Peggy Cooney, for Michael Lauro, owner.

SUBJECT—Application for consideration—reopening as to amendment to install 8 additional tanks of 550 gal. capacity—re Application (decision of the Department of Marine and Aviation); previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station for boat use only.

PREMISES AFFECTED—2702-2716 Emmons avenue, southeast corner of East 27th street, Block 7517, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney, E. H. Snackenberg and Michael Lauro.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Not Voting: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 14, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on July 11, 1950, as thereafter amended by resolution adopted by the Board on February 14, 1951, by adding thereto:

"that in the event the owner desires to install eight additional 550 gallon approved gasoline storage tanks such tanks may be permitted and located as shown on plans filed with this application marked, 'Received, De-

cember 8, 1954' (one sheet) *on condition* that in all other respects the resolution above cited shall be complied with."

846-52-BZ

APPLICANT—Paul Friedman, for Sutway Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under Section 9A of the zoning resolution, permitting partly in a residence use E area and class one half times height district and partly in a business use D area and class one times height district, the erection and maintenance of a three unit six story apartment building with accessory garages more than the permitted height within two miles of an airport.

PREMISES AFFECTED—125-02 to 125-06, 125-20, 125-24, 125-36 and 125-40 Sutphin boulevard, west side, 245.36 ft. south of 123rd avenue, through to Rockaway boulevard, Block 12051, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1953, on certain conditions; and

WHEREAS, the resolution was amended on December 22, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 1, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953 and amended by resolutions adopted through March 1, 1955 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no permits have been obtained, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution" (N.B. 5485/52).

722-53-BZ

APPLICANT—Reginald S. Hardy, for Woodside Developers, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to partial construction—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7e and 21 of the zoning resolution, permitting in the residence use district portion of a lot located in a residence and unrestricted use, A area district, the erection and maintenance of an additional building using more than the area permitted.

PREMISES AFFECTED—32-48 to 32-60 60th street, west side, 100 ft. north of Northern boulevard, Block 1160, Lot 36, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955, by adding thereto:

“as now proposed by the applicant, the building may be of one story in height with a temporary roof pending completion of the entire building as permitted by such resolution *on condition* that an application for extension of time to complete to the height as permitted, shall be filed with the Board before January 18, 1956.” (N.B. 1706/53)

696-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Irving Sherman, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—159-04 Cross Bay boulevard and 92-02 to 92-06 159th avenue, southwest corner, Block 14013, Lot 64, Woodhaven, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 30, 1954, on certain conditions; and

WHEREAS, the resolution was amended on December 21, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 30, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the construction contract has been let, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (NB 3474/53)

(Remaining Minutes of the Meeting of March 29, 1955 will be printed in the Bulletin of April 12, 1955.)

COURT DECISION

(Continued from page 521)

and decided upon the companion motion decided herewith * * *. It seems to me clear that petitioner has completely failed to show that the board's action was arbitrary, capricious, illegal or an abuse of discretion, and that is enough to justify a dismissal of the petition.

Motion to vacate order of certiorari and dismiss petition therefor is granted. In my opinion there is no showing that the refusal of the board to grant a variance was in any way arbitrary or capricious or illegal or an abuse of discretion.” (N.Y.L.J. January 27, 1955, page 7.)

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 15

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10. A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

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| 239-55-A | H.B.M. | 224-240 10th avenue, east side, from West 23rd to West 24th streets, 463-471 West 23rd street and 470-482 West 24th street, Block 721, Lot 1, Borough of Manhattan, Amendment to Alt. 1480-54—re multiple dwelling—egress. |
| 240-55-BZ | H.B.Q. | 207-22 to 207-24 Northern boulevard (official 207-22), south side, 350 ft. west of Oceania avenue and 206-35 to 206-37 45th road, Block 7305, Lot 19, Bayside, Borough of Queens, N.B. 596-55—re repair shop, body and fender work, car and motor washing, welding, painting, parking of cars awaiting servicing, etc.; curb cuts, etc. |
| 241-55-A | H.B.Bx. | 2473 Hughes avenue, west side, 100 ft. south of East 189th street, Block 3077, Lot 49, Borough of The Bronx, Alt. 955-54—re exits; frame building used for manufacturing, etc.; exterior walls, etc.; two means of egress required, etc. |
| 242-55-A | H.B.M. | 400 East 11th street and 180 1st avenue, southeast corner, Block 438, Lot 9, Borough of Manhattan, B.N. 328-55—re multiple dwelling—exits, etc. |
| 243-55-BZ | H.B.B. | 842-850 5th avenue and 462-484 36th street, southwest corner, Block 697, Lot 34, Borough of Brooklyn, N.B. 522-55—re gasoline service station, repair shop, laundry, parking and storage in business use district. |
| 244-55-A | H.B.B. | 8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn, Alt. 833-54—re stair capacities inadequate, etc.; openings in fire wall, etc.; width of passageway to comply with code. |
| 245-55-BZ | H.B.Q. | 219-44 89th avenue, southwest corner of 220th street, Block 106665, Lot 51, Bellerose, Borough of Queens, N.B. 513-55—re street line, etc.; width of court. |
| 246-55-BZ | H.B.Q. | 220-02 89th avenue, southeast corner of 220th street, Block 10666, Lot 46, Bellerose, Borough of Queens, N.B. 3771-54—re yards, etc. |

247-55-BZ—H.B.B.—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn, Alt. 3578-54—re change in use from store to restaurant, bar and cabaret and on 2nd floor from office to restaurant.

248-55-A—H.B.B.—2882 Gerritsen avenue, west side, 45 ft. south of Cyrus avenue and 82 Abbey Court, Block 7547, Lots 502 and 548, Borough of Brooklyn, Alt. 3578-54—re exits; exit stairs; ladder to roof.

249-55-BZ—H.B.M.—617-625 Madison avenue, east side, from East 58th to East 59th streets, Block 1294, Lot 46, Borough of Manhattan, Alt. 1883-53—re loading berth.

250-55-BZ—H.B.R.—1605 Hylan boulevard and 320 Raritan avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond, N.B. 424-53—re gasoline service station, lubritorium, car washing, repairs, etc.

251-55-BZ—H.B.Q.—193-05 Northern boulevard, northeast corner of 193rd street, Block 5369, Lot 1, Flushing, Borough of Queens, N.B. 501-55—re gasoline service station, lubritorium, car wash, motor vehicle repairs, parking, etc.

252-55-BZ—H.B.B.—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn, N.B. 1592-54—re spraying, painting, repair shop, parking of cars to be serviced, etc.

253-55-A—H.B.B.—1190-1192 Bedford avenue, west side, 40 ft. south of Putnam avenue, Block 1996, Lot 29, Borough of Brooklyn, N.B. 1592-54—re exits.

254-55-A—H.B.Q.—29-24 40th avenue, south side, 198.16 ft. west of Northern boulevard, Block 402, Lot 32, Long Island City, Borough of Queens, Alt. 1771-54—re stairways, etc.

255-55-BZ—H.B.Q.—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens, Alt. 2967-54—re private garages in a residence use district, etc.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Carbon Dioxide Liquefier, RulesMar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of..Mar.	15, 1955—Vol. 40, No. 11
Cements, Blended, Rules for Testing and Use ofMar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved formDec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, RulesJuly	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use ofApril	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)....Aug.	3, 1937—Vol. 22, No. 31
Elevator RulesMar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of BuildingsFeb.	1, 1955.

CALENDAR

	Last Publication
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Fusion Welding and Gas Cutting Rules	Oct. 19, 1954.
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Nov. 17, 1953—Vol. 38, No. 46A
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19 Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 12, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner (Hermany Farms, Inc., lessee).

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lots 32 and 64, Borough of The Bronx.

Laid over from March 1, 1955, to April 12, 1955, for inspection and decision; hearing closed.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of The Bronx.

Laid over from March 15, 1955, to April 12, 1955, for inspection and decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

Laid over from February 23, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for further inspection and decision.

CALENDAR

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of two family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

Laid over from January 4, 1955, to January 11, 1955, at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, for applicant to obtain an additional decision, from the Borough Superintendent, under Section 19g, and also as to whether the 3rd floor is occupied as a separate space complying with the requirements for a two-family building or is in the category of a single family house with rooms rented out; then to April 12, 1955, for further consideration by the Board.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

Laid over from January 25, 1955, to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed; then to March 8, 1955, applicant to consult with the Park Department as to approved plans for 30 foot restriction, and for revised plans; then to March 15, 1955, applicant to file revised plans to meet the Park Department requirements; then to March 22, 1955, at request of applicant in order to file revised plans; then to April 12, 1955, for applicant to submit revised plans.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision; hearing closed.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision without further argument; hearing closed.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties, Corp., owner (o/u/c Giamoca Mazzco).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road and 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of The Bronx.

Laid over from March 1, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for revised plans to be submitted by the applicant.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed; then to April 12, 1955, for inspection and decision; no further argument.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

CALENDAR

SUBJECT—Application December 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for inspection and decision.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to March 29, 1955, for applicant to file revised plans as suggested by the Board; then to April 12, 1955, at request of the applicant, to file revised plans.

937-54-BZ

APPLICANT—Samuel Rosenblum for 415 Madison Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a retail and restricted retail use district the erection and maintenance of an office building and bank without the required loading berth.

PREMISES AFFECTED—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan.

Laid over from March 29, 1955, to April 12, 1955, for decision without further argument; hearing closed.

507-48-BZ

APPLICANT—Lloyd and Morgan and Eugene V. Meroni, for 119 East 40th Street Corp., owner.

SUBJECT—Application reopened March 8, 1955 for extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, C area district the proposed one story extension, using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application October 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application February 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted, and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application March 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

CALENDAR

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560. Lots 36, 37 and 38, Borough of Brooklyn.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first, second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under sections 7f, 7 i and 7A of the zoning resolution, to permit in a retail use district

for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding Boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp., and 1050 Sixth Avenue Corp., owners.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 21 and 19A (j) of the zoning resolution, to permit in a retail use, B area, class 2 height district the erection and maintenance of an extension to existing twenty-three story structure (lot 1), adjoining portion of plot (lot 91) without the required setbacks and without the required off street loading berths.

PREMISES AFFECTED—59-65 West 39th street and 1040-1052 Avenue of The Americas (6th), northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 12, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

542-44-SA—Vol. II

APPLICANT—James B. Anderson, Jr., for Servel Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II re Servel Air Conditioners and Cooling Towers, Models DC-96-G; DE-96-FO; DE-144-G; DC-96-S; DE-96-S; DE-144-S; SDE-1 DUT; DC-96-FO; DE-96-OF; DE-100-FO; TE-10 and TE-15, approval of

800-54-SM

APPLICANT—Carlyle Industrial Corporation, owner.

SUBJECT—Application October 8, 1954—Graneer (face masonry unit), approval of.

541-54-SA

APPLICANT—International Heater Co., owner (William R. Landmesser, agent).

SUBJECT—Application May 27, 1954—Economy Gas-fired Horizontal Forced Air Furnace, Models GS-60, GS-80 and GS-100, approval of.

789-54-SM

APPLICANT—Grays Ferry Brick Co., owner (Limestone Products Corp., agent).

SUBJECT—Application October 13, 1954—Grays Ferry Brick Company, Silica Face Brick, approval of.

459-54-SM

APPLICANT—Curacote Corporation, owner.

SUBJECT—Application May 20, 1954—Dura-Decor (fiber-glas drapery and curtains for stage hanging, etc.), approval of.

788-54-SM

APPLICANT—Haas Miller Corporation, owner.

SUBJECT—Application October 8, 1954—Hamico 1022B Flameproof (flame-proofing compound), approval of.

CALENDAR

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.
SUBJECT—Application reopened December 7, 1954 as Vol. II as to amendment to the use of cellular asbestos as insulation in the approved one and one half hour opening protective assembly—re Tyler One and One Half Hour Hollow Metal Fire Door; previously approved.

91-40-SA—Vol. V

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.
SUBJECT—Application reopened September 14, 1954, as to amendment to resolution to include additional model welding and cutting Blowpipe—re Purox Welding Blowpipes, Prest-O-Weld Welding Blowpipes, Prest-O-Weld Cutting Attachment and Prest-O-Weld Cutting Blowpipe; previously approved.

86-54-SM

APPLICANT—E. H. Lambert and Company, for Airtherm Manufacturing Co., owner.
SUBJECT—Application reopened September 21, 1954, as to amendment to resolution as to additional models and change in construction of combustion chamber—re Airtherm Direct fired Gas Heater, Models A-650, A-750, B-1000, B-1200, C-14000, C-1600, D-1800 and D-2000, previously approved.

586-53-SA

APPLICANT—E. H. Lambert and Co., for Airtherm Manufacturing Co., owner.
SUBJECT—Application reopened September 21, 1954, as to amendment to resolution as to additional model and change in construction of combustion chamber—re Airtherm Direct-fired Heater, Models A-650, A-750, B-1000, B-1200, C-1400, C-1600, D-1800 and D-2000; previously approved.

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.
SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.
SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.
OWNER OF PREMISES—Bernard Isacowitz.
SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.
PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.
OWNERS OF PREMISES—Harry and Shirley Fuchs.
SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N.B. 6745-47.
PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

376-54-A

APPLICANT—Sidney Daub, for Cosmopolitan Corp., owner.
SUBJECT—Application May 11, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue, Block 1273, Lot 22, Borough of Manhattan.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.
SUBJECT—Application October 11, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue, and 1835-1847 84th street, Block 6327, Lot 22, Borough of Brooklyn.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).
SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.
SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

337-54-A

APPLICANT—Sidney Daub, for Mutnick Holding Corp., owner.
SUBJECT—Application April 27, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—138-140 Greene street, east side, 226 ft. $\frac{1}{4}$ in. south of West Houston street, Block 513, Lot 6, Borough of Manhattan.

763-54-A

APPLICANT—Elias K. Herzog, for Lynn Operating Corp., owner.
SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan.

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.
SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 14; 4th floor, Borough of Manhattan.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-man, owner.
SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

351-51-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Company, owner.

CALENDAR

SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

948-50-A

APPLICANT—Edgemere Aviation Corporation, lessee, for New York City Waterfront Company, owner.

SUBJECT—Application December 29, 1950—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—5120 Beach Channel drive, north side, from Beach 51th to Beach 52nd streets, Block 426, Lots 1 to 12 inclusive, Arverne, Borough of Queens.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application reopened February 1, 1955—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.

SUBJECT—Application September 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

103-55-A

APPLICANT—Rogers and Butler, for Trustees of Columbia University of the City of New York, owner.

SUBJECT—Application February 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-607 West 115th street, north side, 125 ft. west of Broadway, Block 1896, Lot 61, Borough of Manhattan.

31-54-A

APPLICANT—A. Schrader's Son Division of Scovill Manufacturing Co., Inc., owner.

SUBJECT—Application January 15, 1954—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—483-495 Clermont avenue, east side, 204 ft. north of Atlantic avenue; 468-486 and 488-494 Vanderbilt avenue, west side, 168 ft. and 269 ft. north of Atlantic avenue, Block 2009, Lot 1; Buildings 2, 3, 4 and 5, Borough of Brooklyn.

57-55-A

APPLICANT—Sidney Daub, for 132 West 31st Street Corp., owner.

SUBJECT—Application January 21, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—127-133 West 30th street, south side, 320.2 ft. west of Avenue of The Americas (6th), Block 806, Lot 58, Borough of Manhattan.

98-54-A—Vol. II

APPLICANT—Howard H. Snyder, for Erwin Construction Corporation, owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 West 58th street, south side, 325 ft. west of 5th avenue, Block 1273, Lot 51, Borough of Manhattan.

575-54-A

APPLICANT—Stanley H. Klein, for Anna Burns, owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9707, Lot 47, Jamaica, Borough of Queens.

731-51-A—Vol. II

APPLICANT—Fred Weinstock, for Lorraine Woodworking Company, owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—proposed 100th street).

PREMISES AFFECTED—9902 Avenue D, southeast corner of East 99th street, Block 8132, Lot 36, Borough of Brooklyn.

191-55-A

APPLICANT—Wechsler and Schimmenti, for Cromwell Properties, Inc., owner.

SUBJECT—Application March 7, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 231, 53 and 217 of the Multiple Dwelling Law re construction, ventilation and egress.

PREMISES AFFECTED—604 Riverside drive, southeast corner of West 138th street, Block 2086, Lot 54, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 19, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.

SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

CALENDAR

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

Laid over from March 22, 1955, to April 19, 1955, for inspection and decision; hearing closed.

913-38-BZ—Vol. II

APPLICANT—Theodore L. Soontop, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application reopened March 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence and business use district, the parking of more than five motor vehicles for a term of years.

PREMISES AFFECTED—80-02 Kew Gardens road, south side, from 80th road to Union turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Boehler, for S. S. Glauber, Inc., owner.

SUBJECT—Application reopened April 3, 1951 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of use from testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a one story and mezzanine structure to be used as an automobile show-room, sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and office; using more than the area permitted.

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street. Block 6309, Lot 23, Bayside, Borough of Queens.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Kross, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of twenty years in a residence use district, the erection and maintenance of a business structure (stores), and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

401-54-A

APPLICANT—Leonard P. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

CALENDAR

404-54-BZ

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a residence use district the erection and maintenance of a public health center and library without the required loading berths.

PREMISES AFFECTED—2521-2527 Glebe avenue and 1525-1535 Overing street, northwest corner, Block 3786, Lots 34 to 39 inclusive and Lot 41, Borough of The Bronx.

851-54-BZ

APPLICANT—Andrew DiCamillo, for Jennie Birnbaum, owner.

SUBJECT—Application November 8, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, a one story extension using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—434 86th street, south side, 237 ft. 1½ in. east of 4th avenue, Block 6045, Lot 19, Borough of Brooklyn.

865-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to accessory building on existing gasoline service station to include the existing uses of lubritorium, car washing (non automatic), storage and sale of home and auto accessories, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—71-02 to 71-20 Northern boulevard and 33-02 to 33-12 72nd street, southwest corner and 33-01 to 33-09 71st street, Block 1244, Lot 1, Jackson Heights, Borough of Queens.

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the extension of existing accessory building used for motor vehicle repairs, to be used as extended for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue, 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10, Borough of Brooklyn.

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

APRIL 19, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 19, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters;

252-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleecker street, Block 540, Lot 30, Borough of Manhattan.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.

SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. ¾ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

613-52-A—Vol. II

APPLICANT—Lucien David-Schoen and Hennessy, for Valentina Gowns, Inc., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 67th street, north side, 50 ft. west of Madison avenue, Block 1382, Lot 15, Borough of Manhattan.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—1381 Lafayette avenue and 800 Edgewater road, northwest corner, Block 2762, Lot 309, Borough of The Bronx.

379-54-A

APPLICANT—David Weinbert, for James J. O'Neill, owner (A. and S. Galleries, Inc., lessee).

SUBJECT—Application May 7, 1954—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—60-62 West 67th street, south side, 100 ft. east of Columbus avenue, Block 1119, Lot 59, Borough of Manhattan.

829-54-A

APPLICANT—Nathaniel C. Saxe, for Consolidated Fur Dressing and Dyeing Corp., owner (Standard Cellulose and Novelty Co., Inc., lessee).

SUBJECT—Application November 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-02 to 227-18 145th road, south side, from 227th to 228th streets; 145-41 to 145-87 227th street and 145-44 to 145-94 228th street, Block 13475, Lot 14, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 26, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 26, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, at the request of applicant; then laid over to April 26, 1955, for inspection and decision without further argument; hearing closed.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdge, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

Laid over from March 15, 1955, to March 29, 1955, at request of the applicant, objector concurring; no further re-

quests for adjournment to be considered; then to April 26, 1955, for inspection if necessary and for decision; hearing closed.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

Laid over from March 22, 1955, to March 29, 1955, at request of objector, applicant concurring; then to April 26, 1955, for inspection and decision without further argument; hearing closed.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

Laid over from March 22, 1955, to March 29, 1955, for further hearing, for appearance of the applicant and for inspection; then to April 26, 1955, for inspection and decision without further argument; hearing closed.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision without further argument; hearing closed.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision without further argument; hearing closed.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

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SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

319-32-BZ—Vol. III

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application reopened February 23, 1955 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic); and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—East Tremont avenue and Dewey avenue, northwest corner, Block 5561, Lot 95, Borough of The Bronx.

831-41-BZ—Vol. III

APPLICANT—Max Horn, for Den-Robert Realty Co., Inc., owner.

SUBJECT—Application reopened November 3, 1954 as Vol. III—re (decision of the borough superintendent) under

section 7h of the zoning resolution, to permit in the residence use portion of plot the parking and storage of motor vehicles.

PREMISES AFFECTED—95 Beach 34th street, and 34-05 Sprayview avenue, southwest corner and 76 Beach 35th street, Block 306, Lots 7 and 13, Edgemere, Borough of Queens.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzin and Ethel Kotzin, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

655-54-BZ

APPLICANT—Michael Schimenti, for Joseph Bard and Alex. Levinson, owners.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a business use district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—1003 Flatbush avenue, east side, 81 ft. north of Tilden avenue, Block 5126, Lot 5, Borough of Brooklyn.

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling, folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13, 29, Borough of Brooklyn.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoreman Checkers and Clerks Social Club, Inc., owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles in a residence use district the parking of

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motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hildun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

896-54-A

APPLICANT—Kitzler and Nurick, for Hildun Corp., owner.

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Brescia, owners.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use district portion of plot the parking of motor vehicles to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

999-54-BZ

APPLICANT—Ingram S. Carner, for Charles Schroeder, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use

district the relocation of existing structure (bar and grill and also one family dwelling), now located on Lot 9, presently located in a retail use district.

PREMISES AFFECTED—183-01 Horace Harding expressway and 58-49 183rd street, northeast corner, Block 7067, Lot 11, Fresh Meadows, Borough of Queens.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

93-55-BZ

APPLICANT—Katz, Waisman, Blumenkranz, Stein and Weber, for Yeshiva University of New York, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a residence and business use district the location of access to required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2501-2503 Amsterdam avenue and 481-499 West 184th street, northeast corner, Block 2149, Lots 30 and 35, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 26, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 26, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

471-54-A

APPLICANT—Cinotech Co., Inc., lessee, for 106 West End Avenue Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

550-54-A

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.

SUBJECT—Application June 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.

SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 East 2nd street, north side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

758-49-A—Vol. IV

APPLICANT—Herman E. Horwood, for Albert Ginsberg, owner.

SUBJECT—Application reopened March 1, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side,

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50 ft. west of Mott street, 5th and 6th floors; Block 205, Lot 32, Borough of Manhattan.

593-54-A

APPLICANT—John J. Tricarico, for Sandra Goldfield, owner.

SUBJECT—Application July 16, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 172 (1) re required rear yard.

PREMISES AFFECTED—144 Clermont avenue, west side, 71 ft. north of Myrtle avenue, Block 2045, Lot 92, Borough of Brooklyn.

897-54-A

APPLICANT—Herman J. Jessor, for Mutual Housing Association, Inc., owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 and section 34, subdivisions 34 1(b) and 1(f) of the Multiple Dwelling Law re minimum width of yards or courts.

PREMISES AFFECTED—3850 Sedgwick avenue, southeast corner of Stevenson place, Block 3246, Lots 56, 60 and 66, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 3, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within

the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

1000-40-BZ—Vol. IV

APPLICANT—Patrick D. Concagh, for Mero Holding Corporation, owner.

SUBJECT—Application reopened December 21, 1954 as Vol. VI—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the rearrangement of proposed stores in basement by eliminating one of the stores in order to provide the main entrance to building on Grand Concourse instead of Field place, reducing the number of stores from six to five.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner, Block 3164, Lot 19, Borough of The Bronx.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

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SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

585-52-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Spigel, lessee).

SUBJECT—Application reopened June 2, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

444-54-BZ

APPLICANT—Levy and Nevins, for Fred D. Robinson, owner (Herman Jacoby, lessee).

SUBJECT—Application June 3, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing hand laundry in basement.

PREMISES AFFECTED—517 Manhattan avenue, west side, 84 ft. north of West 121st street, Block 1948, Lot 17, Borough of Manhattan.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Capollaro, Rose Capollaro, Executrix, owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

883-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district the installation of a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—933-941 Atlantic avenue and 504-516 Grand avenue, northwest corner, Block 2018, Lots 46, 49, 51, 52 and 53, Borough of Brooklyn.

41-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the maintenance of existing use of more than permitted percentage of floor area for manufacturing.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

42-55-A

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 3, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

50-55-SA

APPLICANT—Electric Pipe Line Inc., owner.

SUBJECT—Application January 14, 1955—Electric Pipe Line Inc., Electrical Pipe Line Equipment (fuel oil pre-heater), approval of.

93-54-SA

APPLICANT—Haughton Elevator Company, owner.

SUBJECT—Application January 15, 1954—Haughton Type L Interlock, approval of.

559-54-SA

APPLICANT—Liquidometer Corporation, owner.

SUBJECT—Application June 24, 1954—Liquidometer Remote and Direct Reading Float Type Gauges and Liquidometer Hydrostatic Type Gauges (for liquid level or volume of storage tanks), approval of.

480-54-SA

APPLICANT—Ohio Beverage Dispensers Inc., owner.

SUBJECT—Application May 27, 1954—Porto-Fill Unit (beverage dispenser), approval of.

960-54-SA

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.

SUBJECT—Application December 8, 1954—Linde Driox Oxygen, Nitrogen and Argon Systems and Cold Converter Storage Units, Models M-50, M-90, M-100 and M-310, approval of.

498-54-SA

APPLICANT—Fulton Boiler Works Inc., owner.

SUBJECT—Application June 10, 1954—Fulton Gas-Fired Boiler Unit (to process steam and heating), approval of.

1137-40-SA—Vol. II

APPLICANT—The Silent Glow Oil Burner Corp., owner (A. R. Birkins, agent).

SUBJECT—Application reopened July 13, 1954, for reopening as to amendment—re Coronation Oil Burner, Model No. CRN; previously approved.

903-54-SM

APPLICANT—Liquid Plastics Corporation, owner.

SUBJECT—Application November 22, 1954—Plastispray (interior wall and ceiling covering—vencer), approval of.

790-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened February 8, 1955, for reopening as to amendment—re USG Rocklath and Diamond Liner (gypsum lath) Plasterboard with Aluminum Foil Backing; previously approved.

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388-48-SM—Vol. II

APPLICANT—The Bolta Company, owner.

SUBJECT—Application reopened January 18, 1955, for reopening as to approve—re Boltaflex Vinyle Sheeting; previously withdrawn.

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17, Borough of Manhattan.

319-52-A

APPLICANT—Simon Heller, for General Steel Products Corp., owner.

SUBJECT—Application May 7, 1952—re Appeal from a decision re orders of the fire commissioner, and a decision of the borough superintendent.

PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.

SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

813-54-A

APPLICANT—Henry G. Harris, for Anna Sheinkin, owner.

SUBJECT—Application October 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 (2a) re minimum dimensions of legal yard.

PREMISES AFFECTED—616 East 17th street, west side, 182 ft. north of Foster avenue, Block 5237, Lot 22, Borough of Brooklyn.

985-54-A

APPLICANT—Charles M. Spindler, for Macon Operating Corp., owner.

SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-68 18th street, south side, 370 ft. west of Hamilton avenue, Block 632, Lot 4, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

(Remaining minutes of Meeting of March 29, 1955.)

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Brothers, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider construction of additional building, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence use district, the change in occupancy from non-storage garage for more than five motor vehicles and motor vehicle repair shop with storage of building materials in open area, to manufacturing use and storage of incombustible material in open area.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100.63 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider construction of additional building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

532-41-BZ

APPLICANT—Lama, and Proskauer, for John H. Dair and Charles E. Smith, owners.

SUBJECT—Application (re decision of the borough superintendent) under section 21 of the zoning resolution to permit in a residence use district the erection and maintenance of a storage garage for more than three motor vehicles and an auto laundry.

PREMISES AFFECTED—45-12 to 45-20 79th street, northwest corner of Sixth avenue, Block 1530, Lot 42, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application dismissed. This application should have been withdrawn or dismissed at the time the companion A appeal was denied.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

816-53-BZ

APPLICANT—Paul Friedman, for Horace G. Fry, Frederick Doughty Wood and Maxwell R. Ginsberg, owners.

MINUTES

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent); previously granted on condition, under sections 7e, 7i, 7f, 7h and 21 of the zoning resolution, permitting in the local retail use, D area district portion of a plot located in a residence and local retail use, D and E-1 area district, the erection and maintenance of a structure to be used as an automobile showroom for authorized automobile dealer, office and storage of auto parts and accessories, including storage garage with gasoline tank and pump for dealer's use (no gaso" line to be sold) motor vehicle repair shop and paint spray booth, using more than the area permitted and permitting signs extending above top of roof beams and also on the side walls of pylon in the local retail use portion of plot and permitting the parking of patron's and employees motor vehicles on unbuilt upon portion of plot (no fee to be charged).

PREMISES AFFECTED—218-25 Hempstead avenue, north side, 185.25 ft. east of 218th street, Block 10766, Lots 53, 55 and 57, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 30, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 30, 1954, as corrected, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work has not been commenced but work is proposed to be commenced that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 3042-53).

677-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow lane, west side, 240.05 ft. south of Horace Harding boulevard, Block 6901, Lot 48, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the contract for construction has been let, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 3367/53)

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III—re Application (decision of the borough superintendent), previously denied, under section 21 of the building zone resolution, to permit in a business district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2902-2912 Avenue U, south side, 2101-2113 E. 29th street and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume III, to consider a new proposal; subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal—re Application (decision of the borough superintendent), previously denied, under section 21 of the building zone resolution, to permit in a residence use and "E" area district, the erection and maintenance of a multiple dwelling not conforming with the area requirements.

PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Company Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension in height of rear yard construction—re Application (decision of the borough superintendent of buildings), previously granted on condition, under section

(Continued on Page 584)

RULES

RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS

Adopted by The Board of Standards and Appeals,
March 11, 1955, Effective April 4, 1955.
Cal. No. 64-55-SR

Authority.

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

- 1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.
- 1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City, pursuant to Section C26-312.0(c)2 of the Administrative Building Code.
- 2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:
- 2.1 Concrete containing air-entraining cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
- 2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 of the Administrative Code, except that the percentage of fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.
- 2.3 When plain concrete containing air-entrained cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be $7\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be $6\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The following statement is explanatory only of the reasons presented to the Board for adopting the rules, but in no way is any part of this statement to be considered as contravening any part of the rules adopted.

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM Designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes Types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of $\frac{3}{8}$ " than for air-entrained concretes made with aggregates of $1\frac{1}{2}$ " to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division, and Eivind Hognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 605, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

RULES

RULES FOR THE TESTING AND USE OF BLENDED CEMENTS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, AUGUST 2, 1940. EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, AUGUST 26, 1940.

(584-39-SR)

Authority:

Pursuant to the Authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York, and C26-189.0, Administrative Building Code (2.2.1.1), and C26-312.0, paragraph c, subdivision 2, Administrative Building Code (7.1.1.7.3) reading: "Nothing herein contained shall be construed to prohibit the use of cements of other types which are approved by the board and are used in accordance with rules of the board governing their use."

1.0 Scope.

1.1 The intent of these rules is to provide a basis for the use of blended cements other than Portland Cement. Subject to the restrictions in the approval of the Board as to each brand, such blended cements may be used as substitutes for Portland Cement on an equivalent weight basis where Portland Cement is permitted.

2.0 Blended Cements.

2.1 Blended cements shall include an intimately interground mixture of approved Portland Cement with natural or artificial products composed of silica and alumina, which shall be mixed with Portland Cement in limited proportions, (except as may be otherwise provided for in the Administrative Code) and which will react in the presence of water to form a hydraulic cement.

2.2 Admixtures to Portland Cement shall have a previous record of satisfactory experience.

2.3 These rules shall not be applicable to harmless materials used as coloring, waterproofing, plasticizing, and freezing preventatives when used as admixtures to Portland Cement in quantities not in excess of 1%.

3.0 Manufacture and quality of Blended Cements.

3.1 A flow sheet in duplicate showing the process of manufacture and blending shall be filed with the Board as part of any application for approval which shall include the origin and the amount of materials used and proof as to quality and uniformity.

4.0 Available supply of raw materials.

4.1 Evidence shall be filed with the Board showing the potential supply of raw material available to the manufacture.

5.0 Fineness.

5.1 The specific surface shall be not less than 1800 sq. cm. per gram, as determined by methods of test described in A.S.T.M. specifications C115-38T.

5.2 The residue shall not exceed 15% by weight on a No. 325 standard sieve.

6.0 Soundness.

6.1 A pat of neat cement of normal consistency shall be subjected to tests for soundness by the methods outlined in A.S.T.M. specifications C77-36, and when

so tested it shall show no signs of distortion, cracking, checking or disintegration when subjected to the steam test, nor shall the expansion of the pat be greater than 5mm, when molded in Le Chatelier tong and stored in a standard moist closet for 24 hours.

6.2 In addition to these requirements, the expansion of three 1" x 1" x 10" bars of neat cement of normal consistency when subjected to the Autoclave test. A.S.T.M. tentative method, shall not have an expansion in excess of 0.75%.

7.0 Time of set.

7.1 Time of setting shall be determined by test described in A.S.T.M. Specification C77-36, and the mortar so tested shall not develop initial set in less than one hour and final set in more than 10 hours, as tested with Vicat or Gillmore needle.

8.0 Compressive strength for normal blended cements.

8.1 The average compressive strength of five 2-inch mortar cubes composed of one part of blended cement and 2.75 parts graded Ottawa sand by weight shall be not less than the following:

Age at Test	Storage of Cubes	*Compressive Strength
7 days	1 day in moist air, 6 days in water	2200 lbs. sq. in.
28 days	1 day in moist air, 27 days in water	3500 lbs. sq. in.

*When tested in accordance with Fed. Spec. SS-C-158

8.2 Tensile Strength.

The average tensile strength in lbs. sq. in. of not less than 5 mortar briquets composed of one part cement and 3 parts of Ottawa sand, by weight, shall be equal to or greater than the following:

Age at Test	Storage of Briquets	Tensile Strength Lbs. Sq. In.
3 days	1 day in moist air, 2 days in water	175
7 days	1 day in moist air, 6 days in water	275
28 days	1 day in moist air, 27 days in water	350

The average tensile strength of the mortar at 7 and 28 days shall be higher than that at 3 and 7 days respectively.

9.0 Blended cements having other properties.

9.1 When approval of the board is requested for the use of Blended Cements having high early strength, sulfate resistance or low heat of hydration, application shall be made to the board for additional tests to develop these properties.

Periodical Division
University of Illinois Library
Urbana, Ill.

MINUTES

21 of the building zone resolution, permitting in an unrestricted use district and "B" area district, the erection and maintenance of an extension to an existing newspaper printing building said extension not conforming with the "B" area requirements of the building zone resolution.

PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16, 18 and 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank A. Schmitt.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II, subject to the regular procedure, as to extension of rear yard construction.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

585-41-BZ—Vol. II

APPLICANT—Gabriel Nathan, for Fitzpatrick Enterprises Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-02 to 109-12 Rockaway Beach boulevard and 201-209 Beach 109th street, north-west corner, Block 653, Lot 12, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Thomas A. Fitzpatrick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on May 3, 1955, at 10 A. M., to consider extension of term of variance which expired on October 21, 1954; subject to the regular procedure but waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin for notice; and to record the new owner as Fitzpatrick Enterprises Inc., 446 Beach 128th street, Rockaway Beach, Queens.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

212-52-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on con-

dition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted.

PREMISES AFFECTED—800-816 Empire boulevard, south side, 354 ft. east of Troy avenue, Block 1427, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on May 3, 1955, at 10 A. M., to consider extension of time to complete in view of the time permitted to complete as stated in resolution adopted November 12, 1952, as amended by resolution adopted December 15, 1953 having expired on November 12, 1954, subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin for notice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. & G. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new proposal according to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1561-1577 Bruckner boulevard, North side, from Ward avenue to Manor avenue, 1000-1016 Ward avenue, 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.

APPEARANCES—

For Applicant: Milton Bromberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider a new proposal according to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 5:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

52.05
EW
17

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 16

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

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All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10. A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

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Cal. No. Dept. Premises Affected

256-55-A—H.B.Q.—39-05 to 39-41 43rd street, east side, 51.54 ft. south of Barnett avenue, Block 182, Lots 34-47 inclusive and 57-68 inclusive, Sunnyside, Borough of Queens, Alt. 2967-54—re masonry walls, etc.

257-55-BZ—H.B.M.—16 East 79th street, 90 ft. west of Madison avenue, Block 1393, Lot 60, Borough of Manhattan, Alt. 373-55—re change in use from one family dwelling to Doctors' offices and apartments, etc.

258-55-BZ—H.B.B.—Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn, N.B. 408-55—re gasoline service station, laundry, safety inspection, repairs, brake testing, servicing, etc.

259-55-BZ—H.B.Q.—93-22 210th street, west side, 196.42 ft. south of 93rd avenue, Block 10550, Lot 52, Bellaire, Borough of Queens, Alt. 309-55—proposed change in occupancy from 1 to 2 families—E-1 area, residence use district.

260-55-BZ—H.B.M.—37-39 Perry street, north side, 215 ft. 4 in. west of Waverly place, Block 613, Lot 38, Borough of Manhattan, Alt. 202-55—re business use (plumbing shop) in residence use district.

261-55-BZ—H.B.Q.—440-446 Beach 129th street, east side, 220 ft. south of Cronston avenue, Block 722, Lot 62, Belle Harbor, Borough of Queens, N.B. 151-55—re area excessive, etc.

262-55-BZ—H.B.R.—1113 Victory boulevard, west side, 60 ft. south of Melrose avenue, Block 247, Lot 4, Sunnyside, Borough of Richmond, Alt. 332-53—re proposed extension of business use into residence district.

263-55-BZ—H.B.M.—230 East 58th street, south side, 240 ft. west of 2nd avenue, Block 1331, Lot 34, Borough of Manhattan, Alt. 386-55—re extension of business use, etc.

264-55-BZ—H.B.B.—2247-2257 Utica avenue and 5001-5011 Avenue O, northeast corner, Block 7895, Lot 6, Borough of Brooklyn, N.B. 1320-54—re gasoline service station, office, sales, lubritorium, minor repairs, office, parking and storage, etc.; show window, curb cuts, and signs, etc.

265-55-BZ—H.B.Q.—22-16 to 22-52 (22-30 official) Mott avenue, north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens, N.B. 824-55—re parking and storage of motor vehicles and erection of office, etc.

266-55-A—H.B.Q.—22-16 to 22-52 Mott avenue (22-30 official), north side, 79.50 ft. east of McBride street, Block 159, Lot 12 and Block 162, Lots 1, 6, 11 and 39, Far Rockaway, Borough of Queens (under section 35, General City Law re premises partly in bed of mapped street—proposed Dix avenue), N.B. 824-55.

267-55-BZ—H.B.Q.—218-18 Hillside avenue and 88-02 to 88-10 218th place, southwest corner, Block 10678, Lot 5, Queens Village, Borough of Queens, N.B. 791-55—re gasoline service station, auto washing, lubritorium, office, sales minor repairs, etc.

268-55-BZ—H.B.Bx.—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx, N.B. 425-55—re gasoline service station, auto washing, lubritorium, office, etc. and parking and storage, etc.; curb cuts.

269-55-BZ—H.B.Bx.—2107-2109 Prospect avenue, west side, 100.21 ft. north of East 180th street, Block 3096, Lot 33, Borough of The Bronx, Alt. 195-55—re parking and storage in residence use district.

270-55-SM—Natco SCR Brick (face brick), manufactured by Natco Corp., Material.

271-55-SM—Pioneer Air-Entraining Portland Cement, Type 1, manufactured by National Portland Cement Co., Material.

272-55-SA—Safti-Vent Gas-fired Wall Heaters, Models GW-16-A and GW-22, manufactured by H. C. Little Burner Co., Inc., Appliance.

273-55-A—H.B.M.—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan, Amendment to Alt. 322-55—re non-fireproof construction; egress, etc.

274-55-A—H.B.M.—1239 Madison avenue, northeast corner of East 89th street, Block 1501, Lot 20, Borough of Manhattan, Amendment to Alt. 1535-54—re egress, etc.

275-55-A—H.B.Q.—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 150th place, Block 5008, Lot 1, Flushing, Borough of Queens, N.B. 4926-53—re canopy, etc., erection showroom, sale and display of cars.

276-55-BZ—H.B.M.—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan, Alt. 158-55—re height, setbacks, etc.

277-55-BZ—H.B.Bx.—2705 Wilson avenue and 1289-1295 Allerton avenue, northwest corner, Block 4527, Lot 1, Borough of The Bronx, Amendment to Alt. 46-55—re cabaret-public dance hall, etc.

278-55-SM—Texpruf Flame Retardant, for textiles and cellulosic materials, manufactured by Flameproof Chemical Co., Inc., Material.

279-55-BZ—H.B.Bx.—2027 Bruckner boulevard, north side, 190 ft. east of Pugsley avenue, Block 3797, Lot 74, Borough of The Bronx, N.B. 243-55—re gasoline service station, auto laundry, minor repairs, parking and storage; rear yard.

280-55-BZ—H.B.Bx.—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Bor-

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ough of The Bronx, N.B. 394-55—re gasoline service station, auto laundry, parking and storage, etc.

Restored to Docket

227-41-A Vol. II.—H.B.Q.—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens, Alt. 2812-54.

713-52-A—H.B.Q.—83-34 Kew Gardens road, south side, from 83rd drive to Lefferts boulevard, Block 3354, Lot 39, Kew Gardens, Borough of Queens, N.B. 2286-54.

436-48-SA—Dravo Counterflow Gas and Combination Gas and Oil Unit Heater, Models 40, 50, 75, 100, 125, 150, 175, 200 and Types SG, SGA, GLO and GHO (reopened for test and report as to redesign), manufactured by Dravo Corp., Appliance.

991-47-SA—Vol. II—Dravo Counterflo Unit Heater light and heavy oil-fired (mounted upright, horizontal or inverted), Models 40, 50, 75, 100, 125, 150, 175 and 200, Models LO and HO (reopened for test and report to consider redesign), manufactured by Dravo Corp., Appliance.

692-53-BZ—H.B.Q.—163-10 Pidgeon Meadow road and 47-02 to 47-06 164th street, southwest corner, and 47-09 to 47-21 163rd place, Block 5494, Lots 8 to 13, inclusive), Flushing, Borough of Queens, N.B. 3623-53.

510-39-BZ—Vol. II—H.B.Bx.—5821-5839 Broadway and 251-265 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx, N.B. 155-55.

35-34-BZ—Vol. IV—H.B.M.—74 Wadsworth avenue and 639 West 176th street, northwest corner, Block 2145, Lot 54, Borough of Manhattan, Alt. 335-55.

424-52-BZ—H.B.M.—43-45 West 67th street, north side, 100 ft. east of Columbus avenue, Block 1120, Lot 5, Borough of Manhattan, Alt. 658-52.

621-24-BZ—Vol. II—H.B.M.—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan, Amendment to Alt. 142-55.

740-51-BZ—H.B.Q.—147-03 175th street, southeast corner of 147th avenue, Block 13376, Lot 1, South Ozone Park, Borough of Queens, N. B. 5835-51.

226-41-BZ—Vol. III—H.B.M.—60 East 86th street, south side, 134 ft. 5 1/3 in. east of Madison avenue, Block 1497, Lots 48 and 48 1/2, Borough of Manhattan, N. B. 16-55.

855-54-BZ—H. B. M.—30-36 Pitt street, east side, 112 ft. 9 1/2 in. north of Broome street, Block 337, Lots 7, 8 and 9, Borough of Manhattan, N.B. 115-54.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

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Cements, Air Entraining Portland, Rules for Approval and Use of...Mar.	15, 1955—Vol. 40, No. 11
Cements, Blended, Rules for Testing and Use ofMar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved formDec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, RulesJuly	13, 1937—Vol. 22, No. 28
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Fire Resistive, Flameproof Materials etc., Rules for Testing ofMay	26, 1954.
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Plumbing RulesAug.	3, 1937—Vol. 22, No. 31
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Procedure, Rules ofSept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules forMar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.Nov.	17, 1953—Vol. 38, No. 46A
Sprinkler, RulesJune	29, 1937—Vol. 22, No. 26
Standpipe Fireline RulesJune	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 19, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.
SUBJECT—Application June 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

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Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francino's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles, for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a business building (store), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

Laid over from March 15, 1955, to April 19, 1955, for inspection and decision without further argument; hearing closed.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, D area district the maintenance of existing one story, one family dwelling of class 4 construction at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

Laid over from March 22, 1955, to April 19, 1955, for inspection and decision; hearing closed.

507-48-BZ

APPLICANT—Lloyd and Morgan and Eugene V. Meroni, for 119 East 40th Street Corp., owner.

SUBJECT—Application reopened March 8, 1955 for extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan.

Laid over from April 12, 1955, to April 19, 1955, applicant to file new decision of Borough Superintendent.

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp., and 1050 Sixth Avenue Corp., owners.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 21 and 19A (j) of the zoning resolution, to permit in a retail use, B area, class 2 height district the erection and maintenance of an extension to existing twenty-three story structure (lot 1), adjoining portion of plot (lot 91) without the re-

quired setbacks and without the required off street loading berths.

PREMISES AFFECTED—59-65 West 39th street and 1040-1052 Avenue of The Americas (6th), northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan.

Laid over from April 12, 1955, to April 19, 1955, for inspection and decision; hearing closed.

913-38-BZ—Vol. II

APPLICANT—Theodore L. Soontop, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application reopened March 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence and business use district, the parking of more than five motor vehicles for a term of years.

PREMISES AFFECTED—80-02 Kew Gardens road, south side, from 80th road to Union turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A (j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Boehler, for S. S. Glauber, Inc., owner.

SUBJECT—Application reopened April 3, 1951 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of use from testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a one story and mezzanine structure to be used as an automobile show-room, sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and

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office; using more than the area permitted.

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street. Block 6309, Lot 23, Bayside, Borough of Queens.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Coumes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Kross, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of twenty years in a residence use district, the erection and maintenance of a business structure (stores), and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street. Block 3121, Lot 23, Borough of Brooklyn.

401-54-A

APPLICANT—Leonard P. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street. Block 3121, Lot 23, Borough of Brooklyn.

404-54-BZ

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application May 21, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a residence use district the erection and maintenance of a public health center and library without the required loading berths.

PREMISES AFFECTED—2521-2527 Glebe avenue and 1525-1535 Overing street, northwest corner, Block 3786, Lots 34 to 39 inclusive and Lot 41, Borough of The Bronx.

851-54-BZ

APPLICANT—Andrew DiCamillo, for Jennie Birnbaum, owner.

SUBJECT—Application November 8, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a retail use, C area district, a one story extension using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—434 86th street, south side, 237 ft. 13/8 in. east of 4th avenue, Block 6045, Lot 19, Borough of Brooklyn.

865-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the extension to accessory building on existing gasoline service station to include the existing uses of lubritorium, car washing (non automatic), storage and sale of home and auto accessories, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—71-02 to 71-20 Northern boulevard and 33-02 to 33-12 72nd street, southwest corner and 33-01 to 33-09 71st street, Block 1244, Lot 1, Jackson Heights, Borough of Queens.

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the extension of existing accessory building used for motor vehicle repairs, to be used as extended for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue, 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of 108th street, Block 8235, Lot 10, Borough of Brooklyn.

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*.

APRIL 19, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 19, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters;

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleecker street, Block 540, Lot 30, Borough of Manhattan.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

19-55-A

APPLICANT—Bruno Koeppel, for William Pollack, owner.

SUBJECT—Application January 17, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. ¾ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 14; 4th floor, Borough of Manhattan.

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-
man, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—
re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south
side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31,
Borough of Brooklyn.

613-52-A—Vol. II

APPLICANT—Lucien David-Schoen and Hennessy, for
Valentina Gowns, Inc., owner.

SUBJECT—Application reopened February 1, 1955 as Vol.
II—re Appeal from a decision of the borough superin-
tendent.

PREMISES AFFECTED—21 East 67th street, north side,
50 ft. west of Madison avenue, Block 1382, Lot 15, Bor-
ough of Manhattan.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware
Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—810-812 Edgewater road, east
side, 101.75 ft. north of Lafayette avenue, Block 2762,
Lot 309, Borough of The Bronx.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware
Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a
decision of the borough superintendent.

PREMISES AFFECTED—1381 Lafayette avenue and 800
Edgewater road, northwest corner, Block 2762, Lot 309,
Borough of The Bronx.

379-54-A

APPLICANT—David Weinbert, for James J. O'Neill,
owner (A. and S. Galleries, Inc., lessee).

SUBJECT—Application May 7, 1954—re Appeal from a
decision re an order of the fire commissioner.

PREMISES AFFECTED—60-62 West 67th street, south
side, 100 ft. east of Columbus avenue, Block 1119, Lot 59,
Borough of Manhattan.

829-54-A

APPLICANT—Nathaniel C. Saxe, for Consolidated Fur
Dressing and Dyeing Corp., owner (Standard Cellulose
and Novelty Co., Inc., lessee).

SUBJECT—Application November 2, 1954—re Appeal from
a decision of the borough superintendent.

PREMISES AFFECTED—227-02 to 227-18 145th road,
south side, from 227th to 228th streets; 145-41 to 145-87
227th street and 145-44 to 145-94 228th street, Block 13475,
Lot 14, Rosedale, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

APRIL 26, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing
Tuesday morning, April 26, 1955, at 10 o'clock in Room
1013, Municipal Building, Manhattan, on the following
matters:

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben
Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision
of the borough superintendent) under sections 7f and 7i
of the zoning resolution, to permit in the business use
district portion of a plot located in a residence and busi-
ness use district for a term of fifteen years the erection
and maintenance of a gasoline service station, auto show-
room and service building, lubritorium, motor vehicle re-
pairs, car washing, brake testing, wheel alignment, paint-
ing and spraying, welding, storage and sale of accessories
and office, and to permit on the unbuilt upon portion of
plot the sale of and display of new and used cars and
the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern
boulevard, north side, from 218th to 219th streets, 43-31
to 43-39 218th street and 43-32 to 43-40 219th street,
Block 6321, Lots 21 and 25—formerly Lot 21, Bayside,
Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, at the
request of applicant; then laid over to April 26, 1955, for
inspection and decision without further argument; hearing
closed.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe
Shekerdige, owner.

SUBJECT—Application reopened January 4, 1955 as Vol.
II—re (decision of the borough superintendent) under sec-
tions 7f, 7i and 7h of the zoning resolution, to permit for
a period of twenty years in a business use district the
erection and maintenance of an auto-showroom, gasoline
service station, lubritorium, car wash, motor vehicle
repairs, storage and sale of accessories and office and to
permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301
West 116th street, northwest corner, Block 1943, Lots 29,
30 and 31, Borough of Manhattan.

Laid over from March 15, 1955, to March 29, 1955, at re-
quest of the applicant, objector concurring; no further re-
quests for adjournment to be considered; then to April 26,
1955, for inspection if necessary and for decision; hearing
closed.

CALENDAR

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

Laid over from March 22, 1955, to March 29, 1955, at request of objector, applicant concurring; then to April 26, 1955, for inspection and decision without further argument; hearing closed.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

Laid over from March 22, 1955, to March 29, 1955, for further hearing, for appearance of the applicant and for inspection; then to April 26, 1955, for inspection and decision without further argument; hearing closed.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision without further argument; hearing closed.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision without further argument; hearing closed.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a

residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration; then to April 26, 1955, applicant to file new decision of the Borough Superintendent as to enlarged plot.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

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SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board; then to April 26, 1955, for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed; then to April 12, 1955, for inspection and decision; no further argument; then to April 26, 1955, for further consideration by the Board before action.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to March 29, 1955, for applicant to file revised plans as suggested by the Board; then to April 12, 1955, at request of the applicant, to file revised plans; then to April 26, 1955, for revised plans as to wall and grade of surrounding property.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and

7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

Laid over from April 12, 1955, to April 26, 1955, for inspection and decision; hearing previously closed.

319-32-BZ—Vol. III

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application reopened February 23, 1955 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic); and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—East Tremont avenue and Dewey avenue, northwest corner, Block 5561, Lot 95, Borough of The Bronx.

831-41-BZ—Vol. III

APPLICANT—Max Horn, for Den-Robert Realty Co., Inc., owner.

SUBJECT—Application reopened November 3, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of plot the parking and storage of motor vehicles.

PREMISES AFFECTED—95 Beach 34th street, and 34-05 Sprayview avenue, southwest corner and 76 Beach 35th street, Block 306, Lots 7 and 13, Edgemere, Borough of Queens.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzin and Ethel Kotzin, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

655-54-BZ

APPLICANT—Michael Schimenti, for Joseph Bard and Alex. Levinson, owners.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a business use district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—1003 Flatbush avenue, east side, 81 ft. north of Tilden avenue, Block 5126, Lot 5, Borough of Brooklyn.

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling,

CALENDAR

folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13, 29, Borough of Brooklyn.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoreman Checkers and Clerks Social Club, Inc., owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles in a residence use district the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hilddun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

896-54-A

APPLICANT—Kitzler and Nurick, for Hilddun Corp., owner.

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Brescia, owners.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use district portion of plot the parking of motor vehicles to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

999-54-BZ

APPLICANT—Ingram S. Carner, for Charles Schroeder, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the relocation of existing structure (bar and grill and also one family dwelling), now located on Lot 9, presently located in a retail use district.

PREMISES AFFECTED—183-01 Horace Harding expressway and 58-49 183rd street, northeast corner, Block 7067, Lot 11, Fresh Meadows, Borough of Queens.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

93-55-BZ

APPLICANT—Katz, Waisman, Blumenkranz, Stein and Weber, for Yeshiva University of New York, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a residence and business use district the location of access to required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2501-2503 Amsterdam avenue and 481-499 West 184th street, northeast corner, Block 2149, Lots 30 and 35, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 26, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 26, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

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471-54-A

APPLICANT—Cinetech Co., Inc., lessee, for 106 West End Avenue Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

550-54-A

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.

SUBJECT—Application June 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.

SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 East 2nd street, north side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

758-49-A—Vol. IV

APPLICANT—Herman E. Horwood, for Albert Ginsberg, owner.

SUBJECT—Application reopened March 1, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street, 5th and 6th floors; Block 205, Lot 32, Borough of Manhattan.

593-54-A

APPLICANT—John J. Tricarico, for Sandra Goldfield, owner.

SUBJECT—Application July 16, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 172 (1) re required rear yard.

PREMISES AFFECTED—144 Clermont avenue, west side, 71 ft. north of Myrtle avenue, Block 2045, Lot 92, Borough of Brooklyn.

897-54-A

APPLICANT—Herman J. Jessor, for Mutual Housing Association, Inc., owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 and section 34, subdivisions 34 1(b) and 1(f) of the Multiple Dwelling Law re minimum width of yards or courts.

PREMISES AFFECTED—3850 Sedgwick avenue, southeast corner of Stevenson place, Block 3246, Lots 56, 60 and 66, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 3, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

tion and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises; then to May 3, 1955, for inspection.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

CALENDAR

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision; hearing closed; then to May 3, 1955, for inspection and decision.

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, C area district the proposed one story extension, using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application October 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application February 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted, and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application March 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

Laid over from April 12, 1955 to May 3, 1955, for inspection and decision; information to be submitted by the Housing Authority in the meantime; hearing closed.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

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SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding Boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

585-41-BZ—Vol. II

APPLICANT—Thomas A. Fitzpatrick, for Fitzpatrick Enterprises Inc., owner.

SUBJECT—Application reopened March 29, 1955 for consideration re extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-02 to 109-12 Rockaway Beach boulevard and 201-209 Beach 109th street, northwest corner, Block 653, Lot 12, Rockaway Beach, Borough of Queens.

212-52-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted.

PREMISES AFFECTED—800-816 Empire boulevard, south side, 354 ft. east of Troy avenue, Block 1427, Lot 20, Borough of Brooklyn.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

1000-40-BZ—Vol. IV

APPLICANT—Patrick D. Concagh, for Mero Holding Corporation, owner.

SUBJECT—Application reopened December 21, 1954 as Vol. VI—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the rearrangement of proposed stores in basement by eliminating one of the stores in order to provide the main entrance to building on Grand Concourse instead of Field place, reducing the number of stores from six to five.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner, Block 3164, Lot 19, Borough of The Bronx.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

585-52-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Speigel, lessee).

SUBJECT—Application reopened June 2, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

444-54-BZ

APPLICANT—Levy and Nevins, for Fred D. Robinson, owner (Herman Jacoby, lessee).

SUBJECT—Application June 3, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the

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zoning resolution, to permit in a residence use district the maintenance of existing hand laundry in basement.

PREMISES AFFECTED—517 Manhattan avenue, west side, 84 ft. north of West 121st street, Block 1948, Lot 17, Borough of Manhattan.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Cepollaro, Rose Capollaro, Executrix, owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

883-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district the installation of a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—933-941 Atlantic avenue and 504-516 Grand avenue, northwest corner, Block 2018, Lots 46, 49, 51, 52 and 53, Borough of Brooklyn.

41-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the maintenance of existing use of more than permitted percentage of floor area for manufacturing.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

42-55-A

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 3, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

50-55-SA

APPLICANT—Electric Pipe Line Inc., owner.

SUBJECT—Application January 14, 1955—Electric Pipe Line Inc., Electrical Pipe Line Equipment (fuel oil pre-heater), approval of.

93-54-SA

APPLICANT—Haughton Elevator Company, owner.

SUBJECT—Application January 15, 1954—Haughton Type L Interlock, approval of.

559-54-SA

APPLICANT—Liquidometer Corporation, owner.

SUBJECT—Application June 24, 1954—Liquidometer Remote and Direct Reading Float Type Gauges and Liquid-

ometer Hydrostatic Type Gauges (for liquid level or volume of storage tanks), approval of.

480-54-SA

APPLICANT—Ohio Beverage Dispensers Inc., owner.

SUBJECT—Application May 27, 1954—Porto-Fill Unit (beverage dispenser), approval of.

960-54-SA

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.

SUBJECT—Application December 8, 1954—Linde Driox Oxygen, Nitrogen and Argon Systems and Cold Converter Storage Units, Models M-50, M-90, M-100 and M-310, approval of.

498-54-SA

APPLICANT—Fulton Boiler Works Inc., owner.

SUBJECT—Application June 10, 1954—Fulton Gas-Fired Boiler Unit (to process steam and heating), approval of.

1137-40-SA—Vol. II

APPLICANT—The Silent Glow Oil Burner Corp., owner (A. R. Birkins, agent).

SUBJECT—Application reopened July 13, 1954, for reopening as to amendment—re Coronation Oil Burner, Model No. CRN; previously approved.

903-54-SM

APPLICANT—Liquid Plastics Corporation, owner.

SUBJECT—Application November 22, 1954—Plastispray (interior wall and ceiling covering-veneer), approval of.

790-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened February 8, 1955, for reopening as to amendment—re USG Rocklath and Diamond Liner (gypsum lath) Plasterboard with Aluminum Foil Backing; previously approved.

388-48-SM—Vol. II

APPLICANT—The Bolta Company, owner.

SUBJECT—Application reopened January 18, 1955, for reopening as to approve—re Boltaflex Vinyle Sheeting; previously withdrawn.

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17, Borough of Manhattan.

319-52-A

APPLICANT—Simon Heller, for General Steel Products Corp., owner.

SUBJECT—Application May 7, 1952—re Appeal from a decision re orders of the fire commissioner, and a decision of the borough superintendent.

PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.

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SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.

SUBJECT—Application September 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

575-54-A

APPLICANT—Stanley H. Klein, for Anna Burns, owner.

SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9707, Lot 47, Jamaica, Borough of Queens.

191-55-A

APPLICANT—Wechsler and Schimmenti, for Cromwell Properties, Inc., owner.

SUBJECT—Application March 7, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 231, 53 and 217 of the Multiple Dwelling Law re construction, ventilation and egress.

PREMISES AFFECTED—604 Riverside drive, southeast corner of West 138th street, Block 2086, Lot 54, Borough of Manhattan.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

813-54-A

APPLICANT—Henry G. Harris, for Anna Sheinkin, owner.

SUBJECT—Application October 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 (2a) re minimum dimensions of legal yard.

PREMISES AFFECTED—616 East 17th street, west side, 182 ft. north of Foster avenue, Block 5237, Lot 22, Borough of Brooklyn.

985-54-A

APPLICANT—Charles M. Spindler, for Macon Operating Corp., owner.

SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-68 18th street, south side, 370 ft. west of Hamilton avenue, Block 632, Lot 4, Borough of Brooklyn.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

479-54-A

APPLICANT—Philip Lochman and Co., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the fire commissioner re Packaging of inflammable mixtures known as "Colodion Emulsion, Red Flo Sensitizer, Blue Flo Sensitizer, and Black Flo Sensitizer" in one quart glass containers (containers not in conformity with Administrative Code requirements).

526-54-A

APPLICANT—Mary Ruth, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-40 148th avenue, south side, 225.49 ft. east of 253rd street, Block 13652, Lot 11, Rosedale, Borough of Queens.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).

SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.

PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

951-54-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Co., owner.

SUBJECT—Application December 14, 1954—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—295-325 Green street, north side, 200.16 ft. east of Provost street to Whale Creek Canal, Block 2515, Lot 34, Borough of Brooklyn.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

66-55-A

APPLICANT—Leon Seinfeld, for Celia Seinfeld, owner.

SUBJECT—Application filed January 27, 1955—pursuant to section 310 of the Multiple Dwelling Law for variation of Sections 9, subdivision 9 and section 27, subdivision 2 of the Multiple Dwelling Law re required yards and an appeal to review decisions of the borough superintendent.

PREMISES AFFECTED—224 Avenue N and 1494-1496 East 3rd street, southwest corner, Block 6584, Lot 10, Borough of Brooklyn (front and rear buildings).

143-55-A

APPLICANT—Max Bayerdorffer, owner.

SUBJECT—Application February 14, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond.

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148-42-A—Vol. II

APPLICANT—Guerino Salerni, for Gotham Ink and Color Co., owner.

SUBJECT—Application reopened October 14, 1953 as Vol. II—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—5-19 47th avenue, north side, 174.93 ft. east of 5th street, Block 28, Lot 17, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 10, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 10, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first, second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

Laid over from April 12, 1955, to May 10, 1955, for inspection and decision; hearing closed.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the residence and business use district, the extension in area and use of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs; and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

617-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., Rose Razzette, Adele M. Tazzetti and Josephine M. Razzetti, owners.

SUBJECT—Application reopened January 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the reconstruction and extension of existing gasoline service station, and the demolition of existing accessory building and the reconstruction of a new accessory building to be used as a lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the installa-

tion of a pit for the lubrication of trucks and the addition of six-550 gallon gasoline storage tanks, and the reconstruction of curb cuts; and to permit the parking and storage of motor vehicles on open area of plot.

PREMISES AFFECTED—1294-1310 Sedgwick avenue, east side, 143.35 ft. south of West 169th street, Block 2530, Lots 28, 32 and 40, Borough of The Bronx.

170-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Hermine Corlis, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years the maintenance and reconstruction of existing gasoline service station, lubritorium, car wash, motor vehicle repairs, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—79-05 Little Neck parkway and 253-02 to 253-08 Union turnpike, southeast corner, Block 8690, Lot 63, Floral Park, Borough of Queens.

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of portion of the cellar as an architect's office (originally intended as a doctor's office).

PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—369-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27 and 31, Borough of Brooklyn.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (warehouse), with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a one family dwelling without the required set back.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application November 30, 1954—re (decision

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of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district the erection and maintenance of twelve (12) one family dwellings without the required set back.
PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd drive, southwest corner of 133rd road and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue, Block 13210, Lots 1 and 4, Block 13211, Lots 1, 7 and 8, Block 13217, Lots 40, 43, 45, 47 and 33, Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

973-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district the reconstruction of existing gasoline service station to include, motor vehicle repairs, lubricatorium, car washing and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 10, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 10, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

476-49-A—Vol. II

APPLICANT—Ervin Palmer, for Mildred Berman, owner.

SUBJECT—Application reopened November 3, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—65 Fulton street, north side, 116 ft. 3½ in. west of Cliff street, Block 94, Lot 9, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 17, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 17, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

615-54-SA

APPLICANT—Warren Connelly Co., agent for Norge Division of Borg-Warner Corporation, owner.

SUBJECT—Application June 22, 1954—Norge Gas Clothes Dryer, Models AG-710, AG-715 and AG-730, approval of.

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.

SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher), approval of.

144-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products, owner.

SUBJECT—Application February 25, 1954—Taylor Clay Products Face Brick (cored or solid), No. 705 Economy (3½ x 3½ x 11¾"), approval of.

145-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products Co., owner.

SUBJECT—Application February 25, 1954—Taylor Face Brick (cored or solid, various sizes, in colors), approval of.

236-54-SM

APPLICANT—Tomkins Brothers, agent for Isenhour Brick and Tile Co., owner.

SUBJECT—Application March 22, 1954—Isenhour Brick and Tile Co., Face Brick (for exterior masonry), approval of.

919-54-SM

APPLICANT—Lightolier Inc., owner.

SUBJECT—Application November 24, 1954 (Lightolier Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

165-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.

SUBJECT—Application February 24, 1954—Roddiscraft Protex Fire Door, approval of.

166-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.

SUBJECT—Application February 24, 1954—Roddiscraft Ascestocore Fire Door, approval of.

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Longfellow, agent).

SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

538-54-SA

APPLICANT—International Heater Company, owner, William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Gravity Furnace, Models GG-85-E, GG-122-E and GG-147-E, approval of.

539-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Lo-Boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E, approval of.

540-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Hi-Boy Forced Air Furnace, Models GH-65, GH-65E, GH-82 and GH-100, approval of.

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297-52-SA

APPLICANT—General Electric Company, owner.
SUBJECT—Application reopened February 15, 1955, as to amendment to resolution—re General Electric Gas-fired Warm Air Furnace, Models 21LG10, 21LG20, 21LG25, 21LG30 and 21LG40, previously approved.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Co., Division of The American Laundry Machinery Co., owner L. Frank Wright, agent.
SUBJECT—Application reopened November 3, 1954 as Vol. II for test and report as to design—Huebsch "372" Tumbler (gas heated clothes dryer); previously approved

re Huebsch Open End Drying Tumbler (gas heated clothes dryer).

620-51-SA

APPLICANT—York-Shipley Inc., owner.
SUBJECT—Application reopened November 10, 1953, as to amendment of resolution to additional models—re York-Heat and Yorktowne Domestic and Commercial Oil Burners (gum type), Models CHB-7, CPB-7, C7PB-1, C7B7-2, C7LB-7, CSC-5, CU-5, C7-67, CE-CM, CU-67, N-1, NE-1, NM-1, N12, NE-2, N-3, N-38, NU-1, NE-3, NM-3, T-5, LC-9 and LCE-9, previously approved.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 12, 1955, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 22, 1955, the special meeting, Friday morning, March 25, 1955, and the regular meetings held on Tuesday morning and afternoon, March 29, 1955, were approved as printed in the Bulletins of March 29, 1955 and April 5, 1955, Vol. 40, Nos. 13 and 14.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision; hearing previously closed.

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, C area district, the proposed one story extension, using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision; hearing closed.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen d/b/a Urdangs, lessee).

SUBJECT—Application October 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Lubroth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision in conjunction with Cal. No. 640-46-BZ, Vol. II; hearing closed.

507-48-BZ

APPLICANT—Lloyd and Morgan and Eugene V. Meroni, for 119 East 40th Street Corp., owner.

SUBJECT—Application reopened March 8, 1955 for extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Ann M. Maisch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, at 10 a.m., applicant to file new decision of Borough Superintendent.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from light manufacturing and warehouse, to storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

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APPEARANCES—

For Applicant: Raymond Irrera, Don Forchelli and Rudolph Galley.

For Opposition: Anthony Vietri and Teresa Palazzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 a.m., for inspection and decision; hearing closed.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application February 19, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted, and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Herbert W. Ziegler, E. J. Cappello and George P. Harper.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision; hearing closed.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.

SUBJECT—Application March 5, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: E. J. Cappello, H. W. Zeigler and George P. Harper.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision in conjunction with Cal. No. 124-54-BZ; hearing closed.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37, 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for applicant to file revised plans showing wood-working machinery on the first floor and for inspection and decision; hearing closed. The applicant at this hearing changed his statement as to proposed use and now states that the second floor of all three buildings will be continued for residential use only and that the proposed

storage and manufacturing use on the first floor of the three buildings will not extend above the first floor but will include the use of the cellars for storage only.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for revised plans, inspection and decision in conjunction with Cal. No. 290-54-BZ; hearing closed.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M., for inspection.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M., for inspection in conjunction with Cal. No. 292-54-BZ.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

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PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Kirshenblit and Howard Silverman.

For Opposition: Murray Ellstein and C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision; information to be submitted by the Housing Authority in the meantime; hearing closed.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph Cohen, Jack Feldman, Ruth Feldman and Harry Silverman.

For Opposition: Francis X. Stephens, Jr. and William B. McKeowan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, 10 A.M., for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubricatorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

APPEARANCES—

For Applicant: Ann M. Maisch.

For Opposition: Edward Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A.M., for revised plans as to wall and grade of surrounding property.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station,

lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Herman Glicker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A.M., applicant to file new decision of the Borough Superintendent as to enlarged plot.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: B. Ekstein, N. Pesa, M. Brennen and H. Lieber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision; hearing closed.

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district, the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first and second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus, Julius Hallheimer, John P. Fox and Byrd D. Wise.

For Opposition: Albert A. Raphael.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A.M. for inspection and decision; hearing closed.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus, Julius Hallheimer, John P.

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Fox and Byrd D. Wise.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A.M. for inspection and decision in conjunction with Cal. No. 791-54-BZ; hearing closed.

799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Howard N. Meyer.

For Opposition: Albert Greenblatt, Henry Feinberg, John J. McKenna, Michael Goodman, Eugene Oliveto, Norman Glide, Fred Tabita, Walter J. Stegmaier, Jr., Israel Orenstein, Edmund A. Nebauer, Jr., Benjamin Kohn, Alex Greenhouse, George J. White, Stanley Reiss, Eleanor Kohn, Benjamin Heynick, Julius B. Altschuler, Alex Levine, Louis Colaianni, Henry Poggioli, Benjamin A. Millman, Edith Millman, John M. Holland, Mrs. E. J. Fleming, S. M. Brodicirt, Martin Heaney, Miriam Levine, Eva Padnick, Evelyn Kupersmith, Louis Montrose, Eugene J. O'Neill, John M. Holland, Esther Schlack, Elizabeth Fioretti, Marion Rotz, Esther Pearl, F. W. Fiala and others.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision; hearing closed.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph V. McKee, G. Lazerus and H. J. Zmiewski.

For Opposition: Rosalind Leonard, Vartkiss Tertzakian, R. Harold Paltron, Henry Simms, Smoly, E. Kellerman, Hazel Brainard, Marion Klose, Howard Cohen, Herman Reich, Norman Rosenberg, Frank De Carmine, Melvin H. Fox, Mrs. Sol Goldstein, Mary Miceli, Mrs. J. Prigoff, Mrs. O. Thaler, Mrs. I. Hofherr, Walter Furman, Mrs. Mary Krause, Stella Shrienman and Ralph J. Pecararo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A.M. for inspection and decision; hearing previously closed.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

SUBJECT—Application November 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district, for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Nathan Weinstein, Councilman Robert E. Barnes, Raymond Doherty, Albert A. Mollat, J. Gostin, Walter Cheshock, Mary Daveport, William W. Kolis, Vincent Marchese, Guiseppe Grosso, Victor H. Werner, S. Mendelowitz, L. Tornabene, L. Schwartz, M. Klein, A. Schevermann, Ellen Obeck, H. P. Schevermann, Ezio Pellegrino, Mrs. Anaos, R. Burke, M. Rassnick, I. Tabachnick, M. Penatello, T. Piontek, A. Anastasia, H. Oehlhof and C. Hartslein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A.M. for inspection and decision; hearing closed.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Peter Deutsch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955, at 10 A.M., for further consideration by the Board before action.

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp., and 1050 Sixth Avenue Corp., owners.

SUBJECT—Application December 27, 1954—(decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in a residence use, B

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area, class 2 height district, the erection and maintenance of an extension to existing twenty-three story structure (lot 1), adjoining portion of plot (lot 91) without he required setbacks and without the required off street loading berths.

PREMISES AFFECTED—59-65 West 39th street and 1040-1052 Avenue of The Americas (6th), northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, at 10 A.M. for inspection and decision; hearing closed.

787-52-BZ

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 25, 1955 after due notice by publication in the Bulletin; laid over to February 23, 1955, for inspection and decision, without further argument, and for consideration of any action taken by the Magistrate's Court; hearing closed; then to March 8, 1955, applicant to consult with the Park Department as to approved plans for 30 foot restriction, and for revised plans; then to March 15, 1955, applicant to file revised plans to meet the Park Department requirements; then to March 22, 1955, at request of applicant in order to file revised plans; then to April 12, 1955, for applicant to submit revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Sheepshead Bay road are in a retail use, C area, class 1 height district; Ocean parkway and West 1st street are in residence, local retail and retail use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1952 acting on Alt. Applic. 946-52, reads:

"5. Proposed occupancy of a building, in a business use district, for lubritorium, car washing and minor auto repairs in conjunction with premises proposed to be occupied for office, and sales, storage, lubrication, gasoline service station and parking and storage of motor vehicles is contrary to Art. II, P. 4(a) subsections 29 and 46 of the Zoning Res."

and

WHEREAS, the decision of the borough superintendent, dated October 29, 1952 acting on Alt. Applic. 947-52, reads:

"9. Proposed changes to an existing gasoline service station in a business use district to office and sales, storage, lubrication, gasoline service station and parking and storage of motor vehicles in conjunction with building to be used for lubritorium, car washing and

minor auto repairs is contrary to Article II P. 4(a), subsections 29 & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 232.79 ft. frontage by 47.42 ft. in depth, irregular; that the premises are presently being used as a gasoline service station consisting of seven 550 gallon storage tanks and one 1000 gallon gasoline tank and six dispensing pumps; that under Fire Department permit Alt. 129-1919 the part of the premises having a frontage of 40 ft. on Ocean parkway and 100 ft. on Sheepshead Bay road was developed as a gas station; that under Alt. 396-1925 the part of the premises having a frontage of 49 ft. 7 in. on West 1st street and 116 ft. on Sheepshead Bay road was developed as a gas station; that building No. 1 was erected under permit No. 9593/33 as an automobile showroom for which certificate of occupancy No. 75816 was issued, and later altered under 379-1944 and certificate of occupancy No. 112193 was issued for light manufacturing; that building No. 2 was originally erected under N.B. 3527-1928 for the sales of auto accessories and certificate of occupancy No. 54093 was issued for this use; that permit No. 3527-28 indicates the gasoline station as having a frontage of 232 ft. 9 in. on Sheepshead Bay road, 47 ft. 5 in. on Ocean parkway and 49 ft. 6 in. on West 1st street, although certificate of occupancy No. 54093 does not mention said gasoline station; that it is proposed to maintain the present gas station, to remove the present gasoline pumps and install four new approved type gasoline pumps; that building No. 1 having a frontage of 41 ft. 8½ in. on West 1st street and an irregular depth of 32 ft., of class 3 construction, is to be altered and used for minor auto repairs, car wash and lubritorium; that building No. 2 having a frontage of 40 ft. and a depth of 16 ft. 5¾ in., of class 3 construction, is to be used for its present use as office and sales room; that the present metal garage and open grease pits are to be removed; that the present curb cut on Ocean parkway and also on West 1st street is to be removed and all entrances and exits to the gas station are to be confined to Sheepshead Bay road; and

WHEREAS, the applicant contends that the rehabilitation of this present legal gas station will do much to improve the appearance of the community; that the removal of the curb cuts on Ocean parkway and West 1st street will create a safer pedestrian condition; that the present sign standard at the corner of Sheepshead Bay road and Ocean parkway is to be removed; and

WHEREAS, the applicant states that the present owner has held title to the property since April 7, 1946; that the assessed valuation of land is \$41,000 and of the buildings \$17,000 making a total of \$58,000; that the buildings were erected 1918 and 1919; and

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board; and

WHEREAS, this was laid over for approval of the Park Department as to the area adjoining Ocean Parkway; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit reconstruction and rearrangement of the lawfully existing gasoline service station, substantially as proposed and as indicated on plans filed with this application marked, "Received, October 31, 1952" (one sheet), "October 14, 1954" (3 sheets), and revised plans marked, "Received, April 11, 1955" (2 sheets), on condition that all existing buildings and uses not proposed to be maintained shall be removed and the premises shall be reconstructed and rearranged as indicated on such revised plans; that pumps shall be a low approved type and erected not nearer than ten (10) feet to the street building line of Sheepshead Bay Road; that the number of tanks shall not exceed ten 550 gallon approved gasoline storage tanks; that the accessory building shall comply with the requirements of the Building

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Code therefor; that there shall be no cellar under such building; that such building shall be faced with face brick; that the portion of the premises within 30 feet of Ocean Parkway shall be arranged and maintained as indicated on such revised plans marked, "Received, April 11, 1955", to the satisfaction of the Park Commissioner; that curb cuts shall be restricted to one curb cut to Ocean Parkway as shown, namely 27 feet, and three curb cuts to Sheepshead Bay Road located where shown and each not over 30 feet in width; that there shall be no curb cuts to West First Street; that on the lot line to the north, where walls of buildings do not occur there shall be either the existing brick wall or a new masonry wall not less than five feet six inches in height except that such wall may be reduced to a height of not less than four feet six inches within ten feet of the street building line of Ocean Parkway; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that where not occupied by buildings or pumps the premises shall be paved with concrete or asphaltic pavement; that sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the Borough President; that under Section 7i there may be minor repairs maintained within the accessory building for adjustments only and under Section 7c there may be parking and storage of motor vehicles provided such parking and storage does not interfere with the servicing of the station; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and all temporary signs but permitting the erection within the building line of West First Street and Sheepshead Bay Road of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that at the intersections of West First and Sheepshead Bay Road and also at Ocean Parkway and Sheepshead Bay Road there shall be a block of concrete extending for a distance of not less than five feet along either building line and not less than 12 inches in height; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

788-52-A

APPLICANT—Lama, Proskauer and Prober, for Brookboro Development Corp., owner.

SUBJECT—Application October 31, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—397-417 Sheepshead Bay road and 2916-2920 Ocean parkway, northwest corner and 2921-2925 West 1st street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated December 3, 1954, on Alt. App. 947/52, reads:

"11. Curb cut within the 30 feet required setback from Ocean Parkway is in violation of Chapter 21, Para. 532-11.0 of Park Department regulations."

and

WHEREAS, the applicant states the premises consist of a lot 232.79 ft. front by 47.42 ft. irregular in area in a business use, C area, Class 1 height district, upon which there exists a one story building, 11 ft. 6 in. in height, Class 3 construction, 40 ft. front by 15 ft. ¼ in. in depth, used and

occupied since 1919 as a gasoline service station and for light metal manufacturing, office, sales and grease pits. The premises are now proposed to be used and occupied as follows: office, sales, storage, lubrication, gasoline service station, parking and storage of motor vehicles, car washing and minor repairs; and

WHEREAS, the applicant states that under Fire Department Permit #129 of 1919 the portion of the premises fronting 40 ft. on Ocean Parkway and 100 ft. on Sheepshead Bay Road was developed as a gasoline station; that under Fire Department Permit #396/25 part of premises fronting 49 ft. 7 in. on West 1st street and 116 ft. on Sheepshead Bay Road was developed as a gasoline service station; that Building #1 was erected under Permit #9523/33 as an automobile showroom and Certificate of Occupancy #75816 was issued for this use; that this building was altered under Alt. App. 379/44 and Certificate of Occupancy #112193 issued for manufacturing; that Building No. 2 was erected under N. B. App. 3527/28 for the sale of auto accessories and Certificate of Occupancy #54093 issued for this use; that Permit #3527/28 indicates the gasoline service station as having a frontage of 232 ft. 9 in. on Sheepshead Bay Road, 47 ft. 5 in. on Ocean Parkway and 49 ft. 6 in. on West 1st street, although Certificate of Occupancy #54093 does not mention the gasoline station; there are no permits for the existing metal garage on the premises; and

WHEREAS, the applicant contends that the proposed curb cut within the required 30 ft. setback from Ocean Parkway is required for the efficient operation of the gasoline service station; that this curb cut cannot be held to be construction work within the 30 ft. setback; that no work will be performed within this 30 ft. setback; this portion of site to be used merely as a driveway for the gasoline station; and

WHEREAS, the applicant states that Curb Cut Permit No. A-16270 was issued for a 15 ft. curb cut on Sheepshead Bay Road, 15 ft. from Ocean Parkway, so that the curb cut as proposed will only replace the present legal curb cut; and

WHEREAS, the applicant states that Curb Cut Permit No. 58904 was issued for an additional 10 ft. curb cut and a 15 ft. curb cut on Sheepshead Bay Road, that Curb Cut Permit No. A-95522 was issued for a curb cut on West 1st street.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 947 of 1952, Objection 11, be and it hereby is modified, and that the appeal be and it hereby is granted on condition that the requirements as to curb cuts as set forth in the resolution adopted this day under Calendar No. 787-52-BZ shall be complied with.

280-54-BZ

APPLICANT—Victor Sicignano, owner.

SUBJECT—Application April 19, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles and to permit the sale and display of motor vehicles.

PREMISES AFFECTED—60 Clermont avenue, southwest corner of Park Avenue, Block 2045, Lots 50 and 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Victor Sicignano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly..... 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 8, 1955 after due notice by publication in the

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Bulletin; laid over to April 12, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Clermont avenue are in a residence use, B area, class 1 height district; Park avenue is in residence and local retail use, B area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 15, 1954 acting on Alt. Applic. 4811-53, reads:

"1. In a residence use district the proposed 'Parking & Storage of more than 5 motor vehicles and Used Car Sales' is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 12 ft. 7 in. frontage by 100 ft. in depth, irregular, presently vacant; that it is proposed to use vacant lot for the parking and storage of motor vehicles and the sale and display of used cars; and

WHEREAS, the applicant further states that this lot was formerly unrestricted and was changed to a restricted area (residential) in 1948; and

WHEREAS, the applicant further states that he is a veteran of World War II and is unemployed and that if permission is granted to use this lot as a parking lot and used car sales, he would be provided with a livelihood; that the lot is too small to erect a building; and

WHEREAS, the applicant contends that it is unjust to have to pay taxes and have absolutely no use of the property; that at the time the lot was purchased it was in an unrestricted zone, but during the time he was in the army it was changed to a restricted zone; and

WHEREAS, the applicant states that the present owner has held title to the property since June 12, 1946 and that the assessed valuation of land is \$2,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7e and 7h for a term of five years to permit the premises to be occupied as proposed and as indicated on plans filed with this application marked, "Received, April 19, 1954" (2 sheets) for the sale of motor vehicles and parking of motor vehicles *on condition* that all buildings and uses on the premises shall be removed; that the premises shall be levelled substantially to the grade of Park Avenue and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that sidewalks and curbing abutting the premises shall be maintained to the satisfaction of the Borough President; that openings to the premises shall not exceed one curb cut to Park Avenue not over 25 feet in width; and that in all other respects the premises shall be maintained in accordance with the requirements therefor; that suitable fences shall be maintained on the lot lines; that a certificate of occupancy shall be obtained and that all permits shall be obtained and all work completed within six months of the date of this resolution.

689-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Lillian Kimmel, owner.

SUBJECT—Application August 19, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district the maintenance of two-family dwelling, without the required side yards.

PREMISES AFFECTED—1328 President street, south side, 100 ft. west of Brooklyn avenue, Block 1284, Lot 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Joseph Krinsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 4, 1955 after due notice by publication in the Bulletin; laid over to January 11, 1955 at the request of an objector; no further requests for adjournment; then to February 1, 1955, for applicant to report to the Board as to zoning change; then to March 1, 1955, for inspection and decision without further argument; hearing closed; then to March 22, 1955, for applicant to obtain an additional decision, from the Borough Superintendent, under Section 19g, and also as to whether the 3rd floor is occupied as a separate space complying with the requirements for a two-family building or is in the category of a single family house with rooms rented out; then to April 12, 1955, for further consideration by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, President street and Brooklyn avenue are in a residence use, E-1 area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated August 10, 1954 acting on Alt. Applic. 2846-54, reads:

"1. A dwelling for 2 families, located in an E-1 district requires two side yards as per Art. 4 Sect. 15(A) (b) of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 125 ft. 7 in. in depth; that as of July 25, 1916 the premises were in an E area district and on July 18, 1946 it received its present area designation; that the premises are occupied with a three story building of class 3 construction, having a frontage of 20 ft. and a depth of 63 ft. and as a two family dwelling, one family occupying the first and second floors and one family occupying the third floor; that no records are available in the department of housing and buildings showing the erection of the original building; that the records show that on December 9, 1946 Alt. Applic. 5043-1946 was to convert this building from a one family dwelling to a two family dwelling and in this application it was erroneously stated that the premises were in an E area district; that it is proposed to permit this dwelling to remain as a two family dwelling; that it is also proposed to maintain the present 28 ft. 8 in. by 23 ft. garage, of Class 3 construction, as an accessory use for three cars; and

WHEREAS, the applicant contends that the building in question was erected as a one family dwelling simultaneously with the building on adjoining lot No. 34; that at that time the lot had a frontage of 25 ft. and the building had only a side yard of 5 ft., the same as now exists on the adjoining building on lot 34; that under this application the owner has added an additional 30 ft. to this plot, said 30 ft. having been owned by her also, and the site in question now has a frontage of 55 ft.; that the owner, by adding one family to the present occupancy, has also created a 35 ft. side yard in lieu of a 15 ft. side yard; that although two side yards are required to legally convert this building to a two family dwelling in an E-1 zone, the 35 ft. side yard as proposed is 20 ft. greater in width than the 15 ft. required under section 15A(b) of the zoning ordinance; that the layout of the building is such that only one side yard is required for proper ventilation of all rooms as the building is built with

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a party wall on the easterly lot line and an additional side court would not give any more light and ventilation than if this building with a blank wall would be located 5 ft. from the lot line in lieu of being on the lot line; that the 35 ft. side court as proposed will give more light and ventilation to the adjoining building on lot No. 38; that it is therefore clearly shown that a greater benefit is rendered to the only affected property owner on lot 38 by having more than the required side yards all on one side for the site in question; that this house complies in all respects to the administrative code of New York City; that in view of the above facts and as this 12 room house is over average in size for the normal needs of only one family and the house being high in assessed valuation, it would be an undue hardship upon the owner to be relieved of an income that she requires to pay city taxes and maintain the house in a livable condition, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since November 20, 1945; that the assessed valuation of land is \$5,500 and of the building \$12,500 making a total of \$18,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the new amendment to the Zoning Resolution, to Section E-1, apparently will take care of this; the Board has not been informed whether this has been adopted by the Board of Estimate; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the building as proposed to be occupied for two families in accordance with plans filed with this application marked, "Received, August 19, 1954" (4 sheets) and "January 27, 1955" (3 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall be arranged as required by the Building Code so that the quarters occupied by the two families are separated one from the other; that all permits and a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

699-54-BZ

APPLICANT—Henry Nordheim, for Angelo Sangiorgio, owner.

SUBJECT—Application September 14, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—2231 Belmont avenue, west side, 150 ft. south of East 183rd street, Block 3086, Lot 36, Borough of the Bronx.

APPEARANCES—

For Applicant: H. Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF Board—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the

Bulletin; laid over to April 12, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1¼ height district; Belmont avenue is in residence and business use, B area, class 1¼ height districts; East 183rd street is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated September 8, 1954 acting on Alt. Applic. 766-54, reads:

"1. Parking and storage in a residence district is contrary to Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 100 ft. in depth, on which is located a frame dwelling in which the owner resides; that it is proposed to use unbuilt upon lot for the parking and storage of motor vehicles; that the site could accommodate only 14 cars at most; and

WHEREAS, the applicant contends that the site is on level with street grade and is now surfaced with trap rock; that to guard the property at the rear lot line, there now exists a 2 ft. high by 12 in. thick concrete wall which serves to protect the safety of property and persons; that the parking of cars on this plot, located in a residence district, could not possibly be of any more disturbance to the neighborhood than what is caused by the fire engines leaving the fire house that exactly adjoins the plot on its south lot line; that Belmont avenue is only 50 ft. wide so that if fewer cars were parked in the street it would be an advantage to traffic and also reduce the fire hazard; and

WHEREAS, the applicant states that the present owner has held title to the property since July 25, 1951; that the assessed valuation of land is \$7,000 and of the building \$2,500 making a total of \$9,500; that the building was erected 1904; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; the inspection has been made and due notice has been made of the fact that the surrounding area and also the premises have been used for the use now proposed without a permit and the Committee recommends that the application should be granted for a temporary term on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of two years to permit the premises to be occupied as proposed, where unbuilt upon, and as indicated on plans filed with this application marked, "Received, September 14, 1954" (2 sheets), for parking and storage of more than five motor vehicles *on condition* that the existing conditions shall be maintained and that no signs shall be erected on the premises except that there may be a small sign not over ten square feet in area attached to the fence not extending over the building line advertising the parking use and the rates charged and such other information as may be required by the Commissioner of Licences; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

776-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner, Hermany Farms, Inc.; lessee.

SUBJECT—Application October 13, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from two family dwelling to offices.

PREMISES AFFECTED—2344 Hermany avenue, south

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side, 316 ft. west of Zerega avenue, Block 3697, Lot 29, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; laid over to April 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; Hermany avenue is in residence and business use, D area, class 1 height districts; Zerega avenue is in business and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1954 acting on Alt. Applic. 797-54, reads:

"1. In a residence district the proposed change of use from a dwelling to offices is contrary to Section #3 of Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 103 ft. in depth, on which is located a two story and basement brick building, erected under N.B. 573-14 and completed in 1916 as a two family residence; that it is proposed to use this building as offices in conjunction with adjoining milk pasteurization and distribution plant 2334 Hermany avenue; that the property is located in a residence use, D area, class 1 height district; that this entire area was zoned as unrestricted when the zoning resolution was enacted and the zone was changed to residential on April 26, 1945; and

WHEREAS, the applicant contends that on May 2, 1952 an application for a variance was filed under Cal. No. 602-51-BZ, Vol. III to increase the height of the adjoining legally existing milk plant at 2334 Hermany avenue; that the main purpose of this extension was to supply added office space to the existing office space on the east portion of the 2nd floor; that the Board granted the application and the east extension on the 2nd floor was erected and is now in use; that the Board of Health recently passed new regulations requiring that unoccupied area around the pasteurization and bottling machinery and equipment be increased from 25% to 50%; that in order to comply with this regulation it will be necessary to remove the old existing offices on the original 2nd floor, leaving only those granted by the Board; that this condition puts the owners back to the same predicament as before, so they propose to alter the adjoining brick building to the east from two family residence to office space required for the milk plant; that it is proposed to alter the brick residence into offices used in conjunction with adjoining milk plant; that all requirements of the building code will be complied with in altering the building, which will have only one fire door on the 2nd floor connecting it to the remaining offices in the milk plant; that this section has always been undeveloped and except for about 20 private dwellings has been the same since the enactment of the zoning resolution; that most of these residences were erected while the zone was unrestricted and no new dwellings have been erected in the immediate area since 1945, when the district became residential; that the proposed office use would in no way affect the character of the neighborhood but would greatly increase the efficiency of the milk plant; that light or ventilation of the adjoining property to the east would in no way be affected; and

WHEREAS, the applicant states that the present owner has held title to the property since June 12, 1954; that the assessed valuation of land is \$800 and of the building \$7,300 making a total of \$8,100; that the building was erected 1914; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c for a term of ten years to permit the existing building to be changed from residence to office use as proposed and for use in conjunction with the adjoining premises which were subject to action by the Board under Calendar No. 602-51-BZ, Vol. II and as indicated on plans filed with this application marked, "Received, October 13, 1954" (5 sheets), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto for the use proposed; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

777-54-BZ

APPLICANT—Robert Gottlieb, for Hermany Realty Corp., owner, Hermany Farms, Inc., lessee.

SUBJECT—Application October 13, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence and business use district the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—2350 Hermany avenue, south side, 191 ft. west of Zerega avenue, Block 3697, Lot 32 and 64, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and Arthur Schwartz.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; laid over to April 12, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hermany avenue are in residence and business use, D area, class 1 height districts; Zerega avenue is in the business and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 15, 1954 acting on Alt. Applic. 798-54, reads:

"1. In a business & residence district the parking and storage of motor vehicles is contrary to Sect. 3 of Art. II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 206 ft. in depth, presently vacant; that the premises also has a frontage of 150 ft. on Turnbull avenue (not yet cut through); that the plot is located primarily in a residence, D-1 district with 9 ft. at the east located in a business district; that the section was

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zoned for unrestricted use until April 26, 1945 when it was changed to residence with the west 200 ft. frontage on Zerega avenue business, and the east side of Zerega avenue remaining unrestricted; that it is proposed to use this plot for parking of drivers' cars and small milk delivery trucks, used in conjunction with the milk pasteurization and bottling plant operated by the owners at 2334 Hermany avenue (50 ft. to the west; and

WHEREAS, the applicant contends that this section has always been undeveloped and Turnbull avenue has not even been graded or cut through to Zerega avenue, and except for about 20 private residences, has been the same since the zoning resolution was enacted; that all residences in the vicinity were erected while the section was unrestricted, some even before zoning laws; that no new residential buildings have been erected in the immediate area since 1945, when the zone was changed to residential; that the section is mainly vacant land, non-conforming uses and old residences, and the City of New York has erected a large garage and incinerator about 271 ft. east of the subject plot; that the owners need this additional parking space to keep the streets clear; that in 1952, the Board granted permission under Cal. No. 602-51-BZ to use the lot to the west of the milk plant for parking; that this plot is nearer to the unrestricted area and a small strip is in the business zone which it abuts to the east; that this land would never be used for the erection of homes and by permitting the owners to utilize it as proposed, for a period of five years, would not harm the neighborhood or adjoining owners in any way; that it is proposed to erect a chain link fence around the property, after leveling it off in a substantial manner; and

WHEREAS, the applicant states that the present owner has held title to the property since October 1954 and that the assessed valuation of land is \$5,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; this involves extension of a parking use in connection with a parking use which has been permitted for the adjoining milk establishment on adjoining lots which was subject to action by the Board under Calendar No. 602-51-BZ, Vol. II; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years to permit the additional parking area to be used in conjunction with a similar use on the adjoining lots to the west which were subject to action by the Board under Calendar No. 602-51-BZ, Vol. II, *on condition* that all vehicles used in connection with such milk business and cars owned personally shall be parked in such lots and not on the street; that there shall be erected on the interior lot lines and on the street building line of Turnbull Avenue and Hermany Avenue a woven wire fence of the chain link type erected on a masonry foundation to a total height of five feet six inches; that there shall be no openings therein except two to Hermany Avenue not over fifteen feet in width with curb cuts of similar width; that such openings shall be fitted with gates of similar construction and normally kept closed; that the premises shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that the fence between the proposed parking area and the adjoining existing parking area may be removed; that such other general conditions as are included in the resolution adopted under Calendar No. 602-51-BZ, of February 13, 1952 shall be complied with as to all parking areas; and that all permits shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

778-54-BZ

APPLICANT—Charles M. Spindler, for Tally-Ho Realty Corp., owner.

SUBJECT—Application October 14, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1320-1342 Remsen avenue, west side, 263 ft. 10¾ in. north of Avenue K, Block 8041, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: M. Strart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioners Kleinert and Keating..... 2

Negative: Chairman Murdock and Deputy Chief Connolly 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 23, 1955 after due notice by publication in the Bulletin; laid over to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Remsen avenue and Avenue K are in a residence use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1954 acting on N.B. Applic. 1150-54, reads:

"1. The proposed construction of a gasoline service station, auto washing, lubrication, office, accessory sales and minor repairs with hand tools only in a residence use district is contrary to the Zoning Res. Art. II Sect. 3."

and

WHEREAS, the applicant states that the premises consist of a plot, 175 ft. 5 in. frontage by 47 ft. 10½ in. in depth, irregular, presently vacant; that it is proposed to develop this site with a modern gasoline service station; that the service station building will be located at the south end of the plot and will have a face brick facade, and shrubbery and fencing will be provided along all interior lot lines; and

WHEREAS, the applicant contends that the rear lot line of the site adjoins Canarsie cemetery and the lot adjoining to the south in block 8041, lot 1 is fenced in and used in conjunction with the cemetery; that the lot adjoining to the north, lot 50, is developed with a large greenhouse and dwelling; that the property along Remsen avenue in this area is almost entirely undeveloped; that Avenue J and Avenue K, the two nearest intersecting city streets, are not physically opened; that there is an old street, known as "the road to Lott's house" and also known as Church lane, 153 ft. north of the site, and this road, which is not a legal city street, serves principally as the entrance to Canarsie cemetery; that since the site abuts the cemetery along its entire rear line, it is not a feasible site for residential development, and the extremely shallow depth of the lot presents a great practical difficulty in developing the site with a conforming use; that because of the large frontage on Remsen avenue, the site is readily adaptable to service station purposes; that Remsen avenue is a heavily travelled traffic artery and there is a real need for a service station in this area; that there are no gas stations on either side of Remsen avenue for more than half a mile to the north of the site and no service stations whatsoever to the south of the site for the entire length of Remsen avenue; that the height zoning was changed from 1 to ½ on July 22, 1954 and there have been no changes in use or area designations since 1916; and

WHEREAS, the applicant states that the present owner has held title to the property since September 23, 1954 and that the assessed valuation of land is \$3,400; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

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WHEREAS, while this application is not based on Section 21, there was argument to attempt to prove that sufficient hardship exists to warrant a grant under Section 21 mainly as to the small depth of the lot and adjoining a cemetery; and

WHEREAS, the Board deemed that its power to vary under Section 21 should not be exercised as in its opinion the premises are not adapted for a practical gasoline station and should not be permitted adjoining a cemetery which is under the jurisdiction of the Borough President of Brooklyn and is held in respectful regard by the residents of the area; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision c of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 1150/54 Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

884-54-BZ

APPLICANT—Nathan L. Goldstein, for Dyre Boston Properties Corp., owner, Giacomo Mazzeo, owner under contract.

SUBJECT—Application November 23, 1954 (decision of the borough superintendent), under sections 7f, 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles.

PREMISES AFFECTED—3227-3249 Boston road, 3271-3273 Yates avenue, northwest corner and 3264-3276 Laconia avenue, Block 4614, Lots 25, 27 and 59, Borough of the Bronx.

APPEARANCES—

For Applicant: Nathan L. Goldstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for revised plans to be submitted by the applicant; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Boston road, Yates avenue and Laconia avenue are in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1954 acting on N.B. Applic. 1146-54, reads:

"1. In a business district the proposed gasoline service station, lubritorium, sales, storage, car wash, minor auto repair & parking of 5 motor vehicles is contrary to Section #4(29) & (46) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 120.16 ft., 34.4 ft. and 100 ft. frontage by 200 ft. in depth, irregular, presently vacant; that the present zoning has existed since July 25, 1916; that it is proposed to erect a modern gasoline service station and accessory lubritorium, together with a car washing and auto repair shop; that the gas station is to contain ten 550 gallon tanks and ten dispensing pumps; that the building will be one story, of class 3 construction and will contain the accessory uses of lubritorium, office and sales, car washing, minor automobile repairs and storage, and a portion will be reserved for parking; and

WHEREAS, the applicant contends that Boston road serves as a main thoroughfare for all types of vehicular traffic and is heavily used; that automobile repair shops, parking lots, gas stations and other comparable uses are prevalent and in close proximity to the plot in question; that the plot immediately adjoining is used as an electric power station and immediately across Yates avenue there is a similar service station; that the general area is industrial and commercial in nature with very few residential dwellings; that it would therefore appear that this general area is not conducive for other types of uses yet the property in question must be developed in order to permit a better utilization so that an equitable return may be realized to warrant the continued payment of taxes and maintenance; that the proposed gas station will be in complete harmony with the affected area and the safety and general welfare will not be adversely affected; and

WHEREAS, the applicant states that the present owner has held title to the property since October 14, 1953 and that the assessed valuation of land is \$20,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, revised plans have been filed and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, November 23, 1954" (3 sheets), and revised plans marked, "Received, April 5, 1955" (2 sheets), *on condition* that complete working drawings shall be submitted for further consideration by the Board as to arrangement of premises as now proposed on such revised plans marked, "April 5, 1955" (2 sheets), including the portion towards Laconia Avenue for parking only; that such working plans shall be furnished within two months from the date of this resolution; and that after approval all permits shall be obtained, including a certificate of occupancy and work completed within the requirements of Section 22A of the Zoning Resolution.

937-54-BZ

APPLICANT—Samuel Rosenblum, for 415 Madison Inc., owner.

SUBJECT—Application December 3, 1954 (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit in a retail and restricted retail use district the erection and maintenance of an office building and bank, without the required loading berth.

PREMISES AFFECTED—413-417 Madison avenue and 29-31 East 48th street, northeast corner, Block 1284, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; hearing closed; laid over to April 12, 1955, for decision without further argument; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site and East 48th street are in restricted retail and retail use, B area, class 2 height districts; Madison avenue is in a restricted retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated November 15, 1954, acting on amendment to N. B. Applic. 117-54, reads:

"1. Omission of loading berth is contrary to Sec. 19A Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 116 ft. 8 in. in depth, on which are located two-story stores to be demolished; that it is proposed to erect a 24-story office and bank building of class 1 construction; and

WHEREAS, the applicant contends that by virtue of its zoning, the use and occupancy is restricted; that there is to be no manufacturing and no stores, merely offices; that the grade floor is reserved for banking purposes; that there will be no constant loading and unloading of merchandise and no necessity for trucks to be provided for; that the district being restricted retail it cannot be compared with sections of the city devoted to the garment trade or west side sections where heavy trucking might prevail; that outside of the initial moving in of the tenancy, there would be no necessity for delivery of any material; that there would be no handling of any merchandise by any of the tenants as such; that in view of the character of the proposed occupancy, the nature of the district devoted to restricted retail use and the limitations to office occupancy, a variation is requested as to the elimination of a loading berth in this structure; and

WHEREAS, the applicant states that the present owner has held title to the property since August 31, 1954; that the assessed valuation of land is \$1,350,000 and of the buildings \$75,000 making a total of \$1,425,000; and

WHEREAS, the hearing was closed on March 29, 1955 and the matter has been considered by the Board, and the recommendation is to grant under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, Subdivision j, to permit the omission of the loading berth *on condition* that the building shall at all times be occupied only as proposed as offices; and that any furniture or other equipment shall be moved in or out after hours; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

957-54-BZ

APPLICANT—Herman Horowitz, for Senville 35th Street Realty Corp., owner.

SUBJECT—Application December 16, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, B area district, the extension on first story of proposed structure, using more than the area permitted.

PREMISES AFFECTED—524-532 3rd Avenue and 163-167 East 35th street, northwest corner, Block 891, Lots 38, 39, 41, 42 and 43, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: C. Himmelman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 3rd avenue are in a business use, B area, class 1½ height district; East 35th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1954 acting on N.B. Applic. 67-53, reads:

"1. Proposed extension in first story of new building exceeds the permissive coverage as specified in Sec. 12B(b) Art. IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 98 ft. 9 in. frontage by 99 ft. 11½ in. in depth, on which is located a building under construction; that it is proposed to erect a 14 story apartment house, with two stores; that the site has been excavated and foundation walls and footings are now being constructed; and

WHEREAS, the applicant requests a variation so that the store on the street floor, to be entered from Third avenue, may be extended to the rear lot line so as to add an area of 27 ft. 5½ in. by 74 ft.; and

WHEREAS, the applicant contends that practical difficulty and unnecessary hardship are present in this case because strict compliance with section 12B will require the owner herein to provide light and air, at street floor level, to adjoining properties without equality of privilege to the owner; that the existing building on lot 37, wholly devoted to business use, though originally constructed as a residence, covers the entire lot; that while the structure now on lot 44, used mainly for business purposes, does not quite cover the entire lot, the restrictions of section 12B will not apply to this lot if a new business structure is erected thereon; that it will not be possible to rent the store in question to a choice tenant unless the store has greater depth; that the presence of a store tenant of the highest type will be of advantage to the entire neighborhood as well as to the owner; and

WHEREAS, the applicant states that the present owner has held title to the property since April 7, 1953; that the assessed valuation of land is \$134,000 and of the building \$30,500 making a total of \$164,500; that the building is in course of construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and it was found that due to the grade that the proposed extension of the building, one story in height, would have a roof substantially below, or about at the grade of the premises facing on Sniffen Court, and that light and air would not be affected, the committee recommends that the application be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 to permit the extension of coverage as now proposed for the purpose of erecting a one story extension to the proposed building as indicated on plans filed with this application marked, "Received, December 16, 1954" (7 sheets) and "January 6, 1955" (one sheet), *on condition* that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; and there shall be no windows opening from such proposed extension to the adjoining property to

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the north; that the space proposed to be left as an open yard toward the west shall be maintained as proposed and shall be paved and drained; that any skylights in the proposed extension shall be not nearer than 15 feet to adjoining lot lines; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 12, 1955, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

91-40-SA—Vol. V

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.

SUBJECT—Application reopened September 14, 1954—re amendment to resolution to include additional model welding and cutting Blowpipe—re Purox Welding Blowpipes, Prest-O-Weld Welding Blowpipes; Prest-O-Weld Cutting Attachment and Prest-O-Weld Cutting Blowpipe; previously approved.

APPEARANCES—

For Applicant: L. G. Matthews.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 9140-SA—Vol. V

Subject: Amendment to resolution to include additional model welding and cutting Blowpipe.

Linde Air Products Company, A Division of Union Carbide and Carbon Company, New York requested by filing an application dated July 23, 1954 that the resolution adopted February 20, 1940 and amended at various times through June 17, 1952 under Cal. No. 91-40-SA, Vol. I, II, III and IV be amended to include the Prest-O-Lite No. 420 Welding and Cutting Blowpipe. The application was reopened under Cal. 91-40-SA—Vol. V September 14, 1954.

Purpose

The appliance is a blowpipe for welding and cutting.

Description

The internal construction of the Prest-O-Lite No. 420 is similar to the Prest-O-Weld No. 122 (approved by the Board June 17, 1952 under Cal. No. 91-40-SA—Vol. IV) and differs only as to exterior appearances insofar as the No. 420 has a Bakelite handle instead of a brass handle.

Cutting nozzle and welding tip capacities of the Prest-O-Lite No. 420 are the same as Prest-O-Weld W-109 approved by the Board under Cal. No. 91-40-SA—Vol. I.

The Prest-O-Lite No. 420 has been approved by the Underwriters Laboratory under Sa-494. The complete report is on file with and is part of the record.

Recommendation

The Committee on Test recommends that the resolution adopted on February 20, 1940 and as amended through June 17, 1952 under Cal. No. 91-40-SA—Vol. I, II, III and IV be

amended to include Prest-O-Lite No. 420 Welding and Cutting Blowpipe on condition that the requirements of the resolution adopted February 20, 1940 under Cal. No. 91-40-SA—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engr.,

JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standard and Appeals does hereby amend the resolutions of February 20, 1940 through June 17, 1952 in accordance with the above report.

707-40-SM—Vol. II

APPLICANT—The W. S. Tyler Company, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II for test and report due to change of insulation within the door; previously approved re Tyler One and One-Half Hour Hollow Metal Fire Door.

APPEARANCES—

For Applicant: John Haig.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION:

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 707-40-SM—Vol. II

Subject: Amendment to resolution as to the use of cellular asbestos as insulation in the approved one and one-half hour opening protective assembly.

W. S. Tyler Co., Cleveland, Ohio requested by filing an application dated November 15, 1954 that the resolution adopted September 10, 1940 under Cal. No. 707-40-SM—Vol. I be amended so as to permit the use of cellular asbestos as the insulating medium in the approved door. The application was reopened December 7, 1954 under Cal. No. 707-40-SM—Vol. II.

Purpose

The material is a one and one-half hour opening protective assembly.

Description

The proposed door is constructed identically to the door approved by the Board September 10, 1940 under Cal. No. 707-40-SM—Vol. I except that the insulation was changed from "Bandrock" to "Cellular Asbestos".

Inspection and Test

Two panels, constructed identically to the door panel approved September 10, 1940 under Cal. No. 707-40-SM—Vol. I, were tested in accordance with the requirements of C26-610.0 Administrative Building Code. One panel was insulated with Bandrock, the other with Cellular Asbestos. The transmitted temperature through the Bandrock insulation, at the end of one-half hour was 350°F and through the asbestos was 527°F which is below the limiting transmission of 650°F.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted September 10, 1940 under Cal. No. 707-40-SM Vol. I be amended so as to permit the use Cellular Asbestos as the insulating medium in the door approved September

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10, 1940 under Cal. No. 707-40-SM—Vol. I on condition that the requirements of the resolution are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved that the Board of Standards and Appeals does hereby *amend* the resolution of September 10, 1940 in accordance with the above report.

542-44-SA—Vol. II

APPLICANT—James B. Anderson, Jr., for Servel Inc., owner.

SUBJECT—Application reopened January 5, 1954 as Vol. II re Servel Air Conditioners and Cooling Towers, Models DC-96-G; DE-96-FO; DE-144-G; DC-96-S; DE-96-S; DE-144-S; SDE-1; DUT; DC-96-FO; DE-96-OF; DE-144-FO; TE-10 and TE-15, approval of.

APPEARANCES—

For Applicant: James B. Anderson, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 542-44-SA—Vol. II

Subject: Servel Air Conditioners and Cooling Towers; Models DC-96-G; DE-96-FO; DE-144-G; DE; DC-96-S; DE-96-S; DE-144-S; SDE-1; DUT; DC-96-FO; DE-96-OF; DE-144-FO; TE-10 and TE-15, approval of.

Servel Inc., filed September 22, 1944 an application with the Board of Standards and Appeals for approval of the Servel Air Conditioners and Cooling Towers, Models DC-96-G; DE-96-FO; DE-144-G; DE; DC-96-S; DE-96-S; DE-144-S; SDE-1; DUT; DC-96-FO; DE-96-OF; DE-144-FO; TE-10 and TE-15 under the provisions of C26-178.0 Article 12 Chapter 26 Administrative Building Code and Article 18 Chapter 19 Administrative Code. The application was dismissed for lack of prosecution and reopened under Cal. No. 542-44-SA—Vol. I, January 5, 1954.

Purpose

The appliances are air conditioners utilizing an absorption refrigeration and dehumidification system.

Description

Gas operated models—DC-96-G; DE-96-G and DE-144-G. The first model has a cooling capacity of 3.3 tons of refrigeration, coupled with a heating capacity of 120,000 BTU per hour. The second and third models have a cooling capacity of 5.4 tons each and a heating capacity of 120,000 and 180,000 BTU per hour respectively.

The chief component parts of the system are an indirect steam heating system, an absorption refrigeration unit, an air filtering system and a fan section.

The steam generator is of cast iron and has "H" shaped, ribbon type gas burners. The flow of gas to the burner manifold is regulated by a motorized gas valve. Ignition of the main gas burner is accomplished by a small flame of a constant burning pilot. One pilot is used with four burner assembly and two pilots for six burner assembly. Each pilot is equipped with an automatic shut-off to prevent gas entering

main burners if the pilot should be extinguished. The generator is also equipped with a low-water cutoff which shuts off the main burners if the water in the generator falls below a predetermined level.

The refrigeration is produced by the "absorption" principle, utilizing heat as the motivating force. The refrigeration unit is made up of the following principal parts: Refrigeration generator, condenser, cooling coil, absorber and liquid heat exchanger. All of the above parts and all interconnecting tubing are factory assembled as a hermetically sealed unit.

The cycle of operation is as follows: The system is charged with Lithium Bromide and water; the bromide being the absorbent and the water being the refrigerant. This solution is contained within the refrigeration generator. As steam heat is applied to the generator, part of the water is boiled out of the solution. As the water vapor is driven off, absorbent solution is raised, by vapor lift action to the separating chamber above the generator.

The refrigerant and absorbent separates in the vapor separating chamber, the refrigerant as a vapor rises to the condenser and the absorbent as a solution flows to a heat exchanger and then to the absorber.

The water vapor (refrigerant) passes to a condenser where it is condensed by means of cooling water flowing through the condenser coils. The condensed water then flows into a cooling coil and is vaporized due to the high vacuum. This high vacuum within the evaporator lowers the boiling temperature of the water sufficiently to produce refrigeration effect.

The absorbent after entering the separating chamber, flows to a heat exchanger and thence to the absorber.

Cooling Towers; TE-10; TE-15. The exterior of this equipment is asbestos cement panels and packing sheets in the interior are also of asbestos cement sheets.

In operation, the warm water from the air conditioner enters into a copper header in the top of the tower. This header distributes the water, in spray form, over the packing sheets. This water trickles down the sheets where evaporation and cooling take place and is then collected in a receiving basin at the bottom of the cooler. A pump then pumps this water to the conditioner.

Water Chiller—Model DUT. The basic system of operation is the same as the operation for the model DC and DE.

Inspection and Test

Various models were inspected by Asst. Engr. J. A. Darts, Committee on Test and J. Anderson representing the applicant. The units inspected ranged from those having a central heating system, which means that the steam was piped in from an outside source and a direct means heating wherein the steam was generated in the machine. The equipment functioned as designed and all controls functioned as required.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Servel Air Conditioners and Cooling Towers DC-96-G; DE-96-FO; DE-144-G; DE; DC-96-S; DE-96-S; DE-144-S; SDE-1; DUT; DC-96-FO; DE-96-OF; DE-144-FO; TE-10 and TE-15 for voluntary use in New York City on condition that the units shall be vented in accordance with the requirements of Article 12 Chapter 26 when gas fired and shall be connected to a legal chimney as required by Article 12 Chapter 26 when oil fired and further that the absorbent shall be lithium bromide and each unit shall bear a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 542-44-SA—Vol. II".

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

MINUTES

Resolved, that the Board of Standard and Appeals does hereby *approve* this appliance in accordance with the above report.

586-53-SA

APPLICANT—E. H. Lambert and Co., for Airtherm Manufacturing Co., owner.

SUBJECT—Application reopened September 21, 1954—re amendment to resolution as to additional model and change in construction of combustion chamber—re Airtherm Direct-fired Heater, Models A-650, A-750, B-1000, B-1200, C-1400, C-1600, D-1800 and D-2000; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: 586-53-SA

Subject: Amendment to resolution as to additional model and change in construction of combustion chamber.

Airtherm Manufacturing Co., St. Louis, Missouri requested by letter dated September 7, 1954 that the resolution adopted December 8, 1953 be amended so as to include the Models SO-400, SO-500, SO-750, SO-1000, SO-1250, SO-1500, SO-1750 and SO-2000 and to include a change in the construction of the combustion chamber. The application was reopened by a vote of the Board on September 21, 1954.

Purpose

A direct fired oil burning heater for general space heating.

Description

The requested units are similar to the units approved by the Board December 8, 1953 under Cal. No. 586-53-SA differing only as to the combustion chamber. The approved heater has a refractory lined steel chamber and the requested chamber has a stainless steel combustion chamber, but in all other respects the units are similar.

Recommendation

On the basis of the data filed by the applicant the Committee on Test recommends that the resolution adopted December 8, 1953 under Cal. No. 586-53-SA be amended so as to include the Models SO-400, SO-500, SO-750, SO-1000, SO-1250, SO-1500, SO-1750 and SO-2000 on condition that the requirements of the resolution adopted December 8, 1953 under Cal. No. 586-53-SA be complied with; and further that these units shall not be installed in garages or places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engr.,

JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standard and Appeals does hereby *amend* the resolution of December 8, 1953 in accordance with the above report.

86-54-SA

APPLICANT—E. H. Lambert and Company, for Airtherm Manufacturing Co., owner.

SUBJECT—Application reopened September 21, 1954—re amendment to resolution as to additional models and change in construction of combustion chamber—re Airtherm Direct fired Gas Heater, Models A-650, A-750, B-1000, C-1200, C-1400, C-1600, D-1800 and D-2000; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 86-54-SA

Subject: Amendment to resolution as to additional models and change in construction of combustion chamber.

Airtherm Manufacturing Company, St. Louis, Missouri, requested by letter dated September 7, 1954 that the resolution adopted June 22, 1954 under Cal. No. 86-54-SA be amended so as to include the SG-400, SG-500, SG-750, SG-1000, SG-1250, SG-1500, SG-1750 and SG-2000 which is the designation for the heaters with a stainless steel combustion chamber. The application was reopened by a vote of the Board September 21, 1954.

Purpose

A complete gas fired self contained heating unit for large areas.

Description

The requested units are similar to the units approved by the Board June 12, 1954 under Cal. No. 86-54-SM differing only as to the combustion chamber. The approved heater has a refractory lined steel chamber and the requested heater has a stainless steel combustion chamber; but in all other respects the units are similar.

Recommendation

On the basis of the data filed by the applicant the Committee on Test recommends that the resolution adopted June 22, 1954 under Cal. No. 86-54-SM be amended so as to include the Models SG-400, SG-500, SG-750, SG-1000, SG-1250, SG-1500, SG-1750 and SG-2000 on condition that the requirements of the resolution adopted June 22, 1954 under Cal. No. 86-54-SA be complied with; and further that these units shall not be installed in garages or places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engr.,

JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 22, 1954 in accordance with the above report.

459-54-SM

APPLICANT—Duracote Corporation, owner.

SUBJECT—Application May 20, 1954—Dura-Decor (fiber-glas drapery and curtains for stage hanging, etc.), approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 459-54-SM

Subject: Dura-Decor (Vinyl Coated Fiberglass, curtain and
drapery fabric), approval of.

Duracote Corporation, Ravenna, Ohio, filed May 20, 1954,
an application with the Board of Standards and Appeals for
approval of the material known as Dura-Decor (Vinyl
Coated Fiberglass, curtain and drapery fabric) under the
provisions of the Flameproofing Rules of the Board.

Purpose

The material is to be used as curtain or drapery fabric in
places of public assembly.

Description

The material consists of a base cloth of Fiberglass coated
with a vinyl facing. The facing is a vinyl resin dispersed
with a mixture of plasticizers, color pigments, flameproofing
compounds, stabilizers and solvents. The coating is applied
by both the knife coating method or the dip method, the
related heat process first drives off the solvents and then
fuses the vinyl coating to the base fabric.

Inspection and Test

Samples of both the 16 and 13 oz. material were tested at
the Better Fabrics Testing Bureau in the presence of Asst.
Engr. J. A. Darts, Committee on Test and W. H. Masterson
of the laboratory.

Results were as follows:

13 oz. material—There was no flashing. Average time of
flaming $\frac{1}{2}$ second. Average time of glow within charred
area $24\frac{1}{3}$ seconds. No glow outside of charred area.

16 oz. material—There was no flashing. Average time of
flaming $2\frac{1}{2}$ seconds. Average time of glow within charred
area $13\frac{1}{2}$ seconds. No glow outside of charred area.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed
by the applicant, the Committee on Test recommends the
approval of the material known as Dura-Decor 13 oz. and
16 oz. weight for use in New York City under the provisions
of the Flameproofing Rules of the Board on condition that
the following requirements are complied with.

1. Tests for each specific installation or any retests thereof
shall be made by the Fire Commissioner or in a laboratory
approved by him in accordance with the requirements of the
Flameproofing Rules of the Board and further each carton
or container in which this material is marketed shall be
stamped or labeled, "Approved by the Board of Standards and
Appeals for use in New York City under Cal. No. 459-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does
hereby approve this material in accordance with the above
report.

541-54-SA

APPLICANT—International Heater Co., owner (William
R. Landmesser, agent).
SUBJECT—Application May 27, 1954—Economy Gas-fired

Horizontal Forced Air Furnace, Models GS-60, GS-80 and
GS-100, approval of.

APPEARANCES—

For Applicant: Nonc.

ACTION OF BOARD—Appliance approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 541-54-SA

Subject: Economy Gas Fired Horizontal Forced Air Fur-
nace, Models GS-60, GS-80 and GS-100 approval
of.

International Heater Company, Utica, New York filed
May 27, 1954 an application with the Board of Standards and
Appeals for approval of the Economy Gas Fired Horizontal
Forced Air Furnace Models GS-60, GS-80 and GS-100
under the provisions of Article 12, Chapter 26 Administra-
tive Building Code.

Purpose

The appliance is a gas fired furnace to be used in domestic
and commercial installation but not to be used in garages or
places of explosive atmospheres.

Description

The models referred to differ only as to BTU input and
output. The three Models GS-60, GS-80 and GS-100 all
consist of the following parts: Steel Cabinet, Automatic Gas
Valve, Pilot Shut-off, Automatic Safety Pilot, Cast Iron
Milled Slot Burner, Gas Pressure Regulator, Manual Main
Shut Off Valve, Draft Diverter, Fan and Limit Control,
Thermostat, Motor and Blower and Steel Heating Element.
The safety pilot is fully automatic and prevents flow of
gas to the burner in the event the pilot is extinguished.

Inspection and Test

A model was inspected by Asst. Engr. J. A. Darts, Com-
mittee on Test and W. R. Landmesser representing the ap-
plicant. The appliance operated as designed and the controls
functioned as required. The furnaces have been approved
by the American Gas Association under 4-(972.1; 2.1 &
3.1).001-24, 4-972.201-24 and 4-(972.01 & 1.0).001-24.

Recommendation

On the basis of the inspection and test and the data filed
by the applicant, the Committee on Test recommends the
approval of the Economy Gas Fired Horizontal Forced Air
Furnace, Models GS-60, GS-80 and GS-100 for use in New
York City in domestic and commercial installations when
constructed as herein described and installed in accordance
with the requirements of Article 12, Chapter 26 Administra-
tive Building Code. The Committee further recommends
that this appliance shall not be installed in garages or places
of explosive atmosphere, that all ports and orifices shall be
of a type approved by the A.G.A. for the type of gas used
and that each appliance shall bear a label permanently affixed
reading as follows: "Approved by the Board of Standards
and Appeals for use in New York City under Cal. No. 541-
54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does
hereby approve this appliance in accordance with the above
report.

MINUTES

788-54-SM

APPLICANT—Haas Miller Corp., owner.

SUBJECT—Application October 8, 1954—Hamico 1022B Flameproof (flameproofing) compound), approval of.

APPEARANCES—

For Applicant: Wm. J. Thorn, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 788-54-SM

Subject: Hamico 1022B Flameproof (flameproofing compound), approval of.

Haas Miller Corp., Philadelphia, Pa., filed October 8, 1954 an application with the Board of Standards and Appeals for approval of the material known as Hamico 1022B Flameproof (flameproofing compound) under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is to be used to flameproof materials used as draperies etc. in places of public assembly.

Description

The material is a white crystalline powder that is water soluble. The concentration is $1\frac{1}{2}$ lbs. of Hamico 1022B per gallon of water. The base of this powder is ammonium phosphate for the flameproofing to which is added a softener for handling purposes. The method of application is either by padding or immersion.

Inspection and Test

Samples of the compound were tested on four samples of cotton pile plush fabrics at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts, Committee on Test, W. J. Thorn representing the applicant and W. H. Masterson of the Laboratory.

Results were as follows:

Sample A—Identified as Gibraltar Plush

No flashing, no flaming. Average time of glow in the charred area 1 minute 47 seconds. No glow outside of charred area.

Sample B—Identified as Cavalier Plush.

No flashing, average time of flaming $1\frac{1}{3}$ seconds. Average time of glow within charred area $\frac{1}{3}$ second. No glow outside of charred area.

Sample C—Identified as Reges Plaza Plush.

No flashing, no flaming. Time of glow within charred area 48 seconds. No glow outside of charred area.

Sample D—Identified as Imperial.

No flashing, no flaming. Time of glow within charred area 30 seconds. No glow outside of charred area.

The report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Hamico 1022B Flameproof (flameproofing compound) for use in New York City under the provision of the Flameproofing Rules on materials as herein described on condition that the following requirements are complied with.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the Flameproofing Rules of the Board and further that each container or package in which the material is shipped shall be stamped or labeled:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 788-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engr.,

JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

789-54-SM

APPLICANT—Grays Ferry Brick Co., owner (Limestone Products Corp., Agent).

SUBJECT—Application October 13, 1954—Grays Ferry Brick Co., Silica Face Brick, approval of.

APPEARANCES—

For Applicant: Thomas R. Figensohn, Jr., and Drew Pearsall.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 789-54-SM

Subject: Grays Ferry Brick Company, Silica Face Brick, approval of.

Limestone Products Corp., New York City, for Grays Ferry Brick Co., Pennsylvania, filed October 13, 1954 an application with the Board of Standards and Appeals for approval of the material known as Grays Ferry Brick Co., Silica Face Brick under the provisions of C26-26.0 and C26-307.a Administrative Building Code.

Purpose

The brick is to be used in masonry construction as provided under C26-307.0.a Administrative Building Code.

Description

The brick is manufactured at the applicant's plant at Iona, New Jersey.

The mix is designed on the basis of volume—nine cubic feet of bank run washed sand, silica sand and fine silica to $1\frac{1}{2}$ cubic feet of lime.

The bricks are pressed in a forming machine, after forming, the bricks are put in a kiln where they are subject to high pressure steam, then placed in a humidity chamber. The bricks are then removed and stock piled.

Inspection and Test

The plant of the applicant at Iona, New Jersey was inspected by Asst. Engr. J. A. Darts, Committee on Test and D. Pearsall, T. Figenshu and N. Newell representing the applicant.

Sample bricks were identified and marked and the bricks were tested in accordance with the requirements of C26-307.0.a Administrative Building Code. In addition a 51 cycle of freeze-thaw was conducted.

Results were as follows: Size— $2\frac{1}{4}$ " x $3\frac{3}{4}$ " x 8"

Compressive Strength—5848 psi

Modulus of Rupture—1092 psi

Freeze-thaw—Loss of weight in percent—0.173%. In the freeze-thaw there was no evidence of cracking, breaking or disintegration. The loss was small amounts from the edges of the bricks.

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Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Grays Ferry Brick Co., Silica Face Brick when manufactured as herein described as meeting the requirements of C26-307.0.a as a severe weather sand-lime brick on condition that each bill of material, bill of lading or invoice shall be stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 789-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

800-54-SM

APPLICANT—Carlyle Industrial Corp., owner.
SUBJECT—Application October 8, 1954—Graneer (faced masonry unit), approval of.

APPEARANCES—

For Applicant: Harold A. Wasserman.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 800-54-SM

Subject: Graneer (faced masonry units), approval of.

Carlyle Industrial Corp., Brooklyn, New York filed October 8, 1954 an application with the Board of Standards and Appeals for approval of the material known as Graneer (faced masonry units) under the provisions of the Masonry Rules of the Board.

Purpose

The material is a faced masonry unit to be used in masonry construction.

Description

The units are made from cinder, concrete or Waylite blocks to which is bonded the Graneer Facing. This facing is a thermosetting resin, with chlorinated resinous fireproofing agents added. Inorganic metallic oxides are added in order to attain the color required.

In the process of manufacture, the Graneer facing, as described above, is poured into preheated stainless steel forms to a depth of approximately $\frac{1}{8}$ inch, this facing is then vibrated to eliminate any air bubbles that may have formed during the pouring. Masonry units, approved by the Board (the manufacturer is using cinder and concrete units approved under Cal. No. 1268-39-SM and Waylite units approved under Cal. No. 475-51-SM) are then placed in the pan, on top of the facing and the composite unit is then conveyed through an oven heated to 350°F. where the facing is fused to the block.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test. The process of manufacture was witnessed and sample units were identified and marked. As the manufacturer is using approved blocks as herein described and as he does not cut back into the face thickness of the block, but rather added the facing to the

face, it was decided that a test to determine the bond of the facing to the block and a test to determine the combustibility of the composite unit as defined under C26-88.0 Administrative Building Code.

When tested, the facing of the block withstood crushing until the rest of the block disintegrated, there was no peeling of the facing material. The unit also successfully met the requirements of C26-88.0 Administrative Building Code, the complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Graneer for use under the Masonry Rules of the Board as an incombustible masonry unit on condition that only approved masonry units as herein described, be used in the process of manufacture, that the facing shall not be considered as a substitute for plaster, where a plaster is required on the face of the masonry unit in order to give the required fire resistive ratings required under the Masonry Rules of the Board and under the requirements of C26-631.0 through C26-638.0 Administrative Building Code and that all bills of materials, bills of lading, invoices or shipping tickets shall be marked or stamped "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 800-54-SM", and further that all units shall be marked with the manufacturers mark as required by the Masonry Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

991-47-SA—Vol. III

APPLICANT—Dravo Corporation, owner.

SUBJECT—Application for consideration—for withdrawal of reopening of Vol. III on September 12, 1950, for another purpose which could not be entertained as it was contrary to Article 12 of Code.

APPEARANCES—

For Applicant: Howard A. Vernay, Jr. and A. P. Loeb.

ACTION OF BOARD—Reopening of Vol. III on September 12, 1950 withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

991-47-SA—Vol. II

APPLICANT—Dravo Corporation, owner.

SUBJECT—Application for consideration—reopening as to test and report to consider redesign—re Dravo Counterflow Oil Fired Heaters, Models 40, 50, 75, 100, 125, 150, 175 and 200, Types LO and HO; previously approved.

APPEARANCES—

For Applicant: Howard A. Vernay, Jr. and A. P. Loeb.

ACTION OF BOARD—Application reopened for test and report as to redesign.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

436-48-SA

APPLICANT—Dravo Corporation, owner.

SUBJECT—Application for consideration—reopening as to test and report for redesign—re Dravo Counterflow Gas

MINUTES

and Combination Gas and Oil Unit Heater, Models 40, 50, 75, 100, 125, 150, 175, 200 and Types SG, SGA, GLO and GHO, previously approved.

APPEARANCES—

For Applicant: Howard A. Vernay and A. P. Loeb.

ACTION OF BOARD—Application reopened for test and report of new design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

348-34-A

APPLICANT—Samuel Rosenblum, for Montrose Corpora-
tion, owner.

SUBJECT—Application for consideration—reopening as to
extension of term of variance—re Appeal from an order of
the fire commissioner; previously granted on condition,
for a temporary term.

PREMISES AFFECTED—136 41st street, south side, 240
ft. east of 1st avenue, Block 716, Lot 20, Borough of
Brooklyn.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and term of
variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
June 18, 1935, on certain conditions; and

WHEREAS, the resolution was amended on November 19,
1935 and November 12, 1941; and

WHEREAS, the term of variance was extended from time
to time and last extended on September 23, 1952; and

WHEREAS, the applicant requested a further extension of
the term of variance.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted on June 18, 1935, as
thereafter amended by resolutions adopted through Septem-
ber 23, 1952, only so far as it has reference to the term
of the variance, so that as amended this portion of the reso-
lution shall read:

"* * * granted for a term of one year from the date
of this amended resolution, to permit; that
other than as herein amended the resolutions above cited
shall be complied with in all respects." (F. D. Permit
#573698)

655-42-A

APPLICANT—Alfred H. Eccles for I. Miller and Sons,
Inc., owner.

SUBJECT—Application for consideration—reopening and
extension of term of variance—re Appeal from a decision
of the borough superintendent; previously granted on con-
dition.

PREMISES AFFECTED—43-10 23rd street, northwest
corner of 44th avenue, Block 440, Lot 1, Long Island City,
Borough of Queens.

APPEARANCES—

For Applicant: Alfred H. Eccles.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Appeal reopened, resolution amend-
ed and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
September 18, 1942, on certain conditions; and

WHEREAS, the resolution was amended on November 24,
1942; and

WHEREAS, the applicant requested reopening and amend-
ment of the resolution adopted by the Board September 18,
1942, so as to extend the term of the variance for an addi-
tional term of ten years; and

WHEREAS, the applicant states that the structures in ques-
tion are now used for offices, stock room, light storage,
pattern design and pattern making.

Resolved, that the Board of Standards and Appeals does
hereby amend the resolution adopted on September 18, 1942,
by adding thereto:

"that the use of these structures herein permitted may
be continued for a term of ten years from the date of
this amended resolution, as indicated on revised plans
marked 'Received April 7, 1955' (3 sheets), which also
show the omission of the drying tower; that these
structures shall not be increased in height or area,
on condition that the occupancy shall continue for the
use, as proposed, by the same owner of the building."
(Alt. 1571/42)

948-50-A

APPLICANT—Edgemere Aviation Corporation, lessee for
New York City Waterfront Company, owner.

SUBJECT—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—5120 Beach Channel drive,
north side, from Beach 51st to Beach 52nd streets, Block
426, Lots 1 to 12 inclusive, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Selig Kaplan.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, order #18023 LC issued by the Fire Com-
missioner December 9, 1948, reads:

"You are hereby notified that an inspection of the
above premises, used as a Private Oil Station, shows
that the following must be done before the permit
requested by you can be issued:

FORTHWITH

1—File with and have approved by the Department of
Marine and Aviation, plans for three additional 550
gallon buried gasoline tanks. C19-13.0 Administra-
tive Code.

2—Submit evidence to this department that the Depart-
ment of Marine and Aviation has no objection to
the sale of gasoline to airplanes other than those of
the above owners. C19-13.0 Administrative Code."

and

WHEREAS, the decision of the Fire Commissioner dated
November 29, 1950 relating to order #18023LC, reads:

"Receipt of your letter of November 24, 1950 is
acknowledged.

Supplementing our letter of November 20, 1950, you
are accordingly advised that unless subject order is
complied with, your application for a permit cannot be
approved.

Within thirty (30) days, this decision may be ap-
pealed to the Board of Standards and Appeals pur-
suant to the provisions of the New York City Charter"

and

WHEREAS, the applicant states that the premises consists
of a plot 200.03 feet by 96.65 feet, irregular in area, located

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in a business use district since December 25, 1939 when it was changed from unrestricted use under C.P. No. 1080; that the premises is used as an airport for which no certificate of occupancy has been issued; and

WHEREAS, the applicant has filed with this appeal copy of order #2214LC issued by the Fire Commissioner March 29, 1948; order #16988LC issued by the Fire Commissioner September 23, 1948; decision of the Department of Marine and Aviation dated July 18, 1949 on Applic. No. 360-26; decision of the Fire Commissioner dated November 20, 1950, and a diagram of the Rockaway airport adjacent to the premises in question; and

WHEREAS, the applicant contends that this is an appeal from a decision of the Fire Commissioner dated November 29, 1950, denying an application for a permit to store gasoline, lubricating oil and kerosene for use in connection with a private airport and flying school; that the apparent ground for the refusal is that consent of the Department of Marine and Aviation has not been obtained; that since 1937 or prior thereto, premises has been operated as a private airport; that the airport has been under the supervision of the Civil Aeronautics administration; that operations have been maintained with the apparent consent of the Department of Marine and Aviation since 1939, when a decision was made in the Supreme Court, New York County, directing the issuance of a permit; that as late as 1946, by a letter of Commissioner Haslett, patent permission was given to operate the airport; that gasoline was stored pursuant to permits B79836 and B377742 issued by the Fire Department for 1946 and 1947 for a private oil filling station as follows: 1 buried tank, 550 gallons gasoline, 60 gallons lubricating oil and 5 gallons kerosene; that Alt. Applic. 3962/47 was made to install additional gasoline tanks, which application was approved and the installation made; that application was made to the Fire Department for a permit to store and sell gasoline to airplanes on the airport following an order dated March 29, 1946, directing the appellant to discontinue sale of gasoline to other than owner's airplanes; that an application was then filed for a permit to store and sell 2200 gallons of gasoline; that order #16988 was issued by the Fire Department September 23, 1948 requesting the appellant to file and have approved by the Department of Housing and Buildings plans for the installation of three additional tanks; that in addition the order requested evidence be filed that the Department of Marine and Aviation had no objection to the sale of gasoline to airplanes other than those of the owners; that on December 9, 1948 order #18023 followed, directing that appellant file plans for three additional 550 gallon tanks and submit evidence that the Department of Marine and Aviation had no objection to the sale of gasoline as in the previous order; that the appellant made an effort to obtain a permit from the Department of Marine and Aviation and the result was a statement of objections, by which the department asked for the permit from that department to operate an airport and to state under what authorization tanks were installed in 1940 and 1947; that in May 1950, the appellant gave up the attempt to obtain permission to store gasoline for sale and sought a permit to store gasoline, oil and kerosene for its own use; that nothing was done on this application until he wrote a letter November 8, 1950 requesting action on the application made in May; that a letter signed by the Deputy Fire Commissioner stated that the Department of Marine and Aviation sent a communication dated March 30, 1950 to the Fire Department, objecting to the occupancy and the issuance of a permit at the premises involved; that upon a request by the applicant the letter dated November 29, 1950 was sent granting an opportunity to appeal; that the appellant corporation is operated by a veteran who by reason of his military service for the years when the Department of Marine and Aviation was taking over actual control of airports, was unable to obtain the necessary permit; that his service should not mitigate against him and that he should not be required to suffer by reason of such service; that other private airports are being operated in the city without any objection by the Department of Marine and

Aviation because they were able to continue operation without interruption; that the appellant also conducts a school of aviation and to compel him to cease operations will entail great loss; that the acts of the Fire Department in refusing to grant the permit herein is a grave abuse of discretion and is contrary to the provisions of the Charter, the Administrative code and the constitutional rights of the appellant; that the Fire Department is the only bureau having jurisdiction over the issuance of permits to store and sell combustibles; that the only time the Fire Department is required to obtain approval is when structural safety is involved, and that otherwise, its jurisdiction is sole and exclusive; that in this case there is no question of structural safety; that the legislative intent is apparent upon reading the Charter and Code provisions applicable to the Fire Department; that the powers and duties imposed and granted to the Fire Department should not be usurped by any other body; that since the Fire Department has not been able to point out any violation of law, it follows that there exists no right to refuse the permit in this case; that the powers of the Commissioner of Marine and Aviation are limited when read in conjunction with those granted to the Fire Commissioner; that as to airports owned by the City, the Fire Commissioner has exclusive charge and control, but as to airports in the port of New York or the City, the following is the power:

Section 704 c. "The commissioner except as otherwise provided by this Charter or by statute, shall have exclusive power of regulation over

(1) * * *

(2) airports, airplane landing sites and seaplane bases in the port of New York or in the city not owned by the city."

that the power to regulate does not mean the power to destroy; that by the guise of regulation, the Department of Marine and Aviation seeks to destroy the business of the appellant, but the regulations promulgated by the Department of Marine and Aviation are silent as to the right to maintain gasoline tanks and store and sell gasoline and they should not be permitted to deny the rights of the appellant; that this appeal does not cover the question of a permit to operate an airport; that the property in question is privately owned and operated and has been so since 1937; that the appellant having shown a clear right to the permit applied for, the refusal to grant it is unreasonable, arbitrary, unfair, capricious and deprives the appellant of its constitutional rights to the permit sought; that the order of the Commissioner of the Fire Department denying the permit must be reversed and the permit directed to be issued; and

WHEREAS, the Board deemed that an application should be filed with the Borough Superintendent and a zoning application filed for consideration as to variance for a gasoline station for supplying planes owned by others.

Resolved, that the order of the Fire Commissioner, No. 18023-LC be and it hereby is reversed and that the appeal be and it hereby is granted.

351-51-A

APPLICANT—C. W. Fairbank, for Esso Standard Oil Company, owner.

SUBJECT—Application reopened September 14, 1954—re Appeal from orders of the fire commissioner—re use of an auxiliary gasoline engine to drive the discharge pump.

APPEARANCES—

For Applicant: Joseph B. Lynch and William R. Black.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock, Commissioner Kleinert

and Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, Order Nos. 1121-4 to 1129-4, inclusive, issued

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by the Fire Commissioner February 19, 1954, Order Nos. 4749-4 and 4750-4 issued by the Fire Commissioner August 3, 1954 and Order No. 5300-4 issued August 25, 1954, read:

"1. Discontinue the use of an auxiliary gasoline engine to drive the discharge pump, as the use of same is contrary to Section 11-1 of the Fire Department specifications for fuel oil tank trucks."

and

WHEREAS, the applicant states this appeal relates to the use of auxiliary gasoline engines to drive the discharge pumps of the trucks in question, used to transport No. 6 fuel oil; and

WHEREAS, the applicant states the orders in question refer to the following trucks owned by it and equipped with an auxiliary gasoline engine contrary to Section 11.1 of the Department's specifications for fuel oil tank trucks;

Trailer Truck #53402	Trailer 53403	Tractor 51303
Trailer 52410	Trailer 51402	Trailer 51403
Tractor 52301	Trailer 53401	Trailer 46406
Trailer 52401	Tractor 53304	Trailer 46407
Tractor 53303	Trailer 53404	Trailer 46408
	Trailer 51404	

and

WHEREAS, the applicant states the 12 trucks in question are equipped with 4,000 gallon fuel oil tanks, equipped with gasoline driven auxiliary pumping engines; and

WHEREAS, the applicant states this appeal was withdrawn July 24, 1951, by permission of the Board to permit the applicant to obtain a complete examination of the trucks in question by the Fire Department and to make the trucks in question comply with all requirements of the Fire Commissioner with the exception of the auxiliary engines now in question and that such trucks have now been made to comply and permission is therefore requested for the Board to consider these trucks on the basis of the orders now issued by the Fire Commissioner relating only to the gasoline engines in question; and

WHEREAS, this appeal was reopened and restored to the calendar, September 14, 1951, by vote of the Board to permit consideration of the orders now issued by the Fire Commissioner; and

WHEREAS, the applicant contends in his statement that the subject application was withdrawn without prejudice at the hearing on July 24th, 1951 with the understanding that the three units in question at that time be submitted to the Fire Department for conformance with the Fuel Oil Tank Specifications with the exception of the proposed auxiliary, gasoline driven, engine to be mounted in the trailer. The Board further directed that the Fire Department reconsider the use of a 5-gal. tank for driving the auxiliary engine instead of the permitted one gallon tank. At the time of the hearing in 1951 the units were in the process of construction. Accordingly the three original trailers identified as "ESSO" equipment Nos. 51402, 51403 and 51404 were completed together with nine (9) additional trailer units known as "ESSO" equipment Nos. 46406, 46407, 46408, 52401, 52410, 53401, 53402, 53403, 53404. An inspection was requested of the Fire Department for the twelve units for compliance with the Fuel Oil Tank Trucks for heavy Nos. 5 & 6 oils. Each unit was approved by the Department with the exception of the proposed gasoline driven auxiliary engine located in the trailer for discharging the oil from the tank.

The appeal is now solely for the use of twelve trailer units equipped with the auxiliary engines with a five gallon gasoline tank located within the trailer as indicated on the plan and photographs filed with the application. This is independent of the motor in the tractor for propulsion of the truck. A request is made to use this equipment for the life of the trailer or for a period of ten (10) years.

During December 1953 the Fire Department amended the Tank Truck specifications so as to prohibit the use of auxiliary engines. Accordingly the aforementioned twelve units equipped with auxiliary engines prior to the amended Tank Truck specifications; that by use of the auxiliary engine the

delivery of the Bunker C oil will be safer in that the power take-off from the Tractor engine will be eliminated and the Truck Operator permitted to shut-off the tractor motor and place the tractor in gear. This practice, with the application of the emergency brake, will eliminate the possibility of a runaway, particularly on a grade; and

WHEREAS, one tank truck was inspected by a committee of the Board; and

WHEREAS, the Board deemed that the proposal would cause an unsafe condition and that the orders of Fire Commissioner be upheld.

Resolved, that Orders Nos. 1121-4 to 1129-4, inclusive and Nos. 4749-4, 4750-4 and No. 5300-4 be and they hereby are affirmed and that the appeal be and it hereby is denied.

702-53-A

APPLICANT—Ferdinand Savignano, for 176 Grand St. Corp., owner.

SUBJECT—Application reopened and restored to docket February 1, 1955—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—176-180 Grand street, north side, 24 ft. 9 in. east of Market place, Block 471, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 31, 1953, on Alt. Applic. 362/53, reads:

"1. Provide 2 means of egress from cellar as per section 271—Labor Law.

2. Provide second means of egress from all floors. (Existing fire escape illegal—bldg. more than five stories) Section 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 6 stories, 60 ft. in height, 75 ft. 3 in. by 91 ft. 9½ in. and 72 ft. 4 in. irregular in area, Class 3 construction, erected 1891, in an unrestricted use, B area, Class 2 height district; used and occupied since 1936 as follows: Cellar—storage of machines; mezzanine—office, 1 person; 1st floor—sales and manufacturing of tools and dies, 17 persons; 2nd floor—manufacture of knitwear, 35 persons; 3rd floor—manufacturing knitwear and stuffed toys, 13 persons; 4th floor—electroplating, 4 persons; 5th floor—manufacturing shoes, 30 persons; 6th floor—manufacturing electrical equipment and fixtures, 11 persons. No change in use or occupancy is now proposed. The building is provided with a one-source sprinkler system throughout; there is one 3 ft. 10 in. wide interior wood stairs, enclosed in partitions of wood studs fire-retarded with metal lath and portland cement both sides, equipped with one-hour fireproof, self-closing doors, and leading direct to street and to roof bulkhead. There are two fire escapes, one on the front and one on the rear, extending to roof by ladder; the front fire escape extends to street by counterbalanced stairs; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrate's Court July 22, 1953, on charge of violation of the Administrative Code and the Labor Law; and

WHEREAS, the applicant states the building was erected under N.B. 1891 of 1890 as store and warehouse; and used for storage in 1891; that Department records indicate in 1916 its use as lofts and warehouse, in 1912 as wholesale and factory and in 1936, stores and manufacturing, which use has been continued to date; that in January 1953 a

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violation was issued in that the exits did not comply with Sec. 271 of the Labor Law due to the fact the building is more than 5 stories in height; that the exits consist of a Labor Law fire escape at the front provided with a counter-balanced ladder and gooseneck ladder to roof and a fire escape at the rear leading to rear yard and exit through adjacent building; that there is also an interior stairs from 1st to 6th floor with bulkhead to roof; all stair enclosures are fire-retarded with metal lath and $\frac{3}{4}$ " p.c. mortar; all doors leading to halls are 1 hr. fireproof self-closing; that the adjacent building at right is of the same height; that exits from the cellar consist of one interior stair and an engineer's ladder to the street at front of building; that the building has a sprinkler system throughout; and

WHEREAS, the applicant requests that the Board accept the exits as they exist in view of the fact the building was erected for commercial occupancy and the present owner purchased it as such; that it would be a great hardship and expense to comply with the requirements and install an additional stairway in accordance with Sec. 271 of the Labor Law, in that it would disrupt the function of the business now in the building and entail great expense to the present owner which was not foreseen at the time of purchase in 1942; and

WHEREAS, this appeal was withdrawn October 5, 1954, without prejudice, through an application for restoration upon receiving the approval of the Borough Superintendent for the removal of the rear sub-standard fire escape; and

WHEREAS, the applicant filed BN Applic. 33326 of 1954, to remove the rear fire escape and said application was approved by the Borough Superintendent November 29, 1954; and

WHEREAS, under date of December 9, 1954, amendment was filed to Alt. App. 362 of 1953, to remove the fire escape at the rear and obtain a new decision upon which to base an application for restoration of this appeal to the calendar; and

WHEREAS, the decision of the Borough Superintendent dated December 14, 1954, on said amendment to Alt. App. 362 of 1953, reads:

"1. Provide 2 means of egress from cellar as per Section 271—Labor Law.

2. Provide second means of egress from all floors. (Existing fire escape illegal—bldg. more than five stories) Section 271 L.L."

and

WHEREAS, the applicant has filed new plans marked, "Received, September 13, 1954," showing the revised conditions; and

WHEREAS, this appeal was restored to the docket by a vote of the Board on February 1, 1955, to consider the revised plans and the new decision of the Borough Superintendent.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on amendment to Alt. App. 362/53, Objections 1 and 2, and that the appeal be and it hereby is *granted, on condition* that the two existing means of exit, consisting of an interior enclosed stair and fire escape on the front of the building, shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received, September 13, 1954" (7 sheets); and that the existing sub-standard fire escape at the rear of the building exiting to an adjoining building, and marked to be removed, shall be removed; that a new certificate of occupancy shall be obtained; that the number of occupants per floor shall be limited to the capacity of the primary means of exit; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that no factory work shall be maintained in the cellar; and that throughout the building there shall be an approved wet sprinkler system maintained.

98-54-A—Vol. II

APPLICANT—Howard H. Snyder, for Erwin Construction Corporation, owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II —re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—24 West 58th street, south side, 325 ft. west of 5th avenue, Block 1273, Lot 51, Borough of Manhattan.

APPEARANCES—

For Applicant: Walter T. Koroshetz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on April 27, 1954, the Board modified Objection 1 issued by the Borough Superintendent January 26, 1954, on Alt. App. 2151/53, to permit the building of nonfireproof construction to be used as offices, on condition that the apartment on the 5th floor be used only by owner of building, in conjunction with office space on the same floor; and

WHEREAS, this appeal was reopened by the Board on March 8, 1955, to consider a new decision of the Borough Superintendent dated February 14, 1955, on amendment to Alt. App. 2151/53, which decision reads:

"2. Bldg. may not be increased in size—height or area without approval of the Board of Standards and Appeals.

See Case No. 98-54-A Bul. No. 21, Vol. No. 9 approved 4/27/54."

and

WHEREAS, the applicant now states that since the action by the Board on April 27, 1954, on Vol. I of this appeal, the owners have been unable to obtain possession of the building due to tenant difficulties; and

WHEREAS, the applicant states it is now proposed to obtain additional space on the 3d and 4th floors by enlarging these floors by an extension in the rear to within 10 ft. of the rear lot line, as indicated on revised plans filed with this appeal; and

WHEREAS, the applicant states the stairway will be 3 ft. wide, of 2-hour construction, equipped with $1\frac{1}{2}$ -hour fireproof self-closing doors, leading from roof bulkhead direct to street; that the cellar will be used for storage, the 1st floor for store with an occupancy of 15 persons; 2nd, 3d and 4th floors as offices with occupancy of 12 persons on each floor and the 5th floor for offices and one apartment with a total occupancy of 10 persons; and

WHEREAS, the applicant states that the proposed plans for the 5th floor apartment has been changed slightly at the rear for architectural reasons and he now requests the Board to amend the resolution adopted April 27, 1954, to approve the plans now submitted and to include the use of the 5th floor as office and apartment as previously permitted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 27, 1954, by adding thereto:

"that in addition to the requirements of the resolution adopted by the Board on April 27, 1954, an additional extension may be permitted as now shown on revised plans marked "Received, February 17, 1955" (7 sheets), and "April 1, 1955" (1 sheet) and to permit the alteration as proposed for the fifth floor *on condition* that the requirements of the resolution above cited shall be complied with in all respects where not inconsistent with this *amended* resolution.

337-54-A

APPLICANT—Sidney Daub, for Mutnick Holding Corp., owner.

SUBJECT—Application April 27, 1954—re Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—138-140 Greene street, east side, 226 ft. $\frac{1}{4}$ in. south of West Houston street, Block 513, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 26, 1954, on BN App. 507 of 1954 reads:

"1. Cellar exits should lead directly to street—section 271 of the Labor Law.

"2. A fire escape as a 2nd means of egress in a factory building over five (5) stories in height is contrary to section 271 of the Labor Law."

and

WHEREAS, the applicant states the building is six stories, 84 ft. in height, 38 ft. $1\frac{1}{2}$ in. by 96 ft. in depth at first floor, 38 ft. $1\frac{1}{2}$ in. by 92 ft. in depth at typical floor level, of Class 3 construction, erected 1884, located in an unrestricted use, B area, Class 2 height district, and used and occupied since 1920: Cellar—shipping lamp shades, 4 persons; 1st floor—storage of rayon, 2 persons; 2nd floor—mfg. of lamp shades, 25 persons; 3rd floor—storage of rayon, 2 persons; 4th floor—vacant; 5th floor—storage of lamp shades, 2 persons; 6th floor—vacant; and now proposed to be used and occupied as follows: Cellar—shipping lamp shades, 4 persons; 1st floor—storage of rayon, 2 persons; 2nd floor—mfg. lamp shades, 25 persons; 3rd, 4th, 5th, 6th floors—factory, 35 persons each floor; the building is provided with a non-automatic sprinkler system throughout, an interior fire alarm system has been installed; there is one 3 ft. 8 in. wide interior wood stairs enclosed in partitions of wood stud, metal lath and $\frac{3}{4}$ in. cement plaster equipped with fireproof self-closing doors and leading from roof bulkhead direct to street; there are two fire escapes, one front and one rear; front fire escape extends to roof by stair and to street by stair, rear fire escape extends to roof by ladder and to yard by ladder, windows and doors on the course of the front fire escape are fireproof self-closing; egress from the lower termination of the rear fire escape is through adjoining building; and

WHEREAS, Violation No. 9543 was issued November 19, 1953, for violation of Section 271 of the Labor Law in that all floors including cellar are not provided with two legal means of egress to street as required by the Labor Law; and

WHEREAS, Certificate of Occupancy No. 1592 was issued June 2, 1919, permitting the following use and occupancy: Cellar—storage; 1st floor—store, 35 persons; 2nd and all floors above—factory, 35 persons each floor; and

WHEREAS, the applicant states plans were filed under Alt. App. 2318 of 1919 to change the use of the building from storage to manufacturing and the exits were improved to comply with the Labor Law requirements and Certificate of Occupancy No. 1592 of 1920 was issued; and

WHEREAS, the applicant states that the fire escape at the front of the building has four foot wide balconies and 45 degree connecting stairs from second story to roof and 45 degree counterbalanced stair from second story balcony to grade; that balconies and stairways have 4 ft. 6 in. high railings on the outside and 3 ft. high railings on the inside of stairways and stair well openings; the openings on the course of the fire escape at front are provided with fireproof wire glass automatic closing windows and fireproof self-closing doors equipped with steel steps leading thereto; that the fire escape was erected and approved under Alt. App. 2318 of 1919; and

WHEREAS, the applicant states that in addition there is a 3 ft. wide party wall fire escape at the rear connecting to the adjoining building to the south, No. 132-6 Greene street provided with 60 degree stairs from second to sixth floor

and gooseneck ladder to roof and drop ladder from second story balcony to the adjoining rear yard; and

WHEREAS, the applicant states that the building has a 3 ft. 8 in. wide stairway from first story to roof enclosed with wood studs covered both sides with metal lath and cement plaster equipped with fireproof self-closing doors and a fire retarded hallway at the first floor leading directly to the street; that the cellar has a 4 ft. wide stairway from the first story with fire retarded enclosure at the first story and fireproof enclosure at the cellar equipped with fireproof self-closing doors, top and bottom; that in addition there is a 3 ft. 8 in. wide horizontal exit from the southerly wall connecting with 132-6 Greene street at the cellar level equipped with automatic fireproof sliding doors each side of the opening and cellars of both buildings are occupied by the same tenant; that in addition there is a double rung iron ladder leading to an engineer's exit to the street; that the building is equipped throughout with a non-automatic sprinkler system and an approved interior fire alarm system and monthly fire drills are maintained; and

WHEREAS, the applicant contends that the use is of a non-hazardous nature and the occupancy of the building is very light and has been greatly reduced since the issuance of the certificate of occupancy and the Board is therefore requested to vary the requirements of the Labor Law as the building is only one story in excess of the height for which fire escapes are acceptable; and

WHEREAS, under Cal. No. 1474-18-S the Board accepted egress by front fire escape at the sill level on condition that the building remain substantially unchanged; and

WHEREAS, the applicant stated in the petition for such variance that not more than 40 persons were employed in the building at the tenant factory; and

WHEREAS, under Cal. No. 793-25-A the Board modified an Order of the Fire Commissioner requiring the installation of standpipe system on condition that a one-source sprinkler system be installed in accordance with the Rules of the Board; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby make a variation of the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on B.N. App. 507/54, Objections 1 and 2, and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received April 27, 1954" (3 sheets), and "February 25, 1955", (2 sheets); that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the interior fire alarm system shall be maintained in accordance with the requirements thereof; that the requirements of the resolution adopted by the Board on December 29, 1925, under Cal. No. 793-25-A as to the installation of a one-source wet sprinkler system shall be complied with in lieu of the non-automatic dry system improperly installed or that a standpipe system required by law shall be installed; and that a new certificate of occupancy shall be obtained and that the number of occupants per floor shall not exceed the number permitted for the primary means of exit.

376-54-A

APPLICANT—Sidney Daub, for Cosmopolitan Corp., owner.

SUBJECT—Application May 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—19-21 West 57th street, north side, 350 ft. west of 5th avenue, Block 1273, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated, May 6, 1954, on Alt. App. 2042 of 1953; reads:

"4. Fire escape not acceptable as a legal means of egress from a factory bldg. more than five stories in height under Sec. 271 of labor law as amended 7-1-47.

5. Provide two lawful means of egress from each floor area, including cellar."

and

WHEREAS, the applicant states the building is 7 stories 75 ft. in height, 50 ft. by 100 ft. in area at street level, 50 ft. by 90 ft. in area at typical floor level, erected prior to 1920, located on a lot 56 ft. by 100 ft. 5 in. in area in a restricted retail use, B area, Class 1½ height district; used and occupied 1920—Cellar: storage and kitchen, 15 persons; 1st floor; restaurant, 180 persons; 2nd floor—manufacturing and sale of dresses, 20 persons; 3rd floor—manufacturing and sales of dresses and furs; 20 persons; 4th floor—manufacturing and sales of dresses and hats, 20 persons; 5th floor—manufacturing and sales of dresses and furs, 20 persons; 6th floor—manufacturing and sales of millinery goods, 20 persons; 7th floor—manufacturing hats and dresses, 20 persons; no change in use or occupancy is now proposed; the building is provided with an approved interior fire alarm system, and regular monthly fire drills are maintained; there is one interior 3 ft. 8 in. wide steel stairs enclosed in fireproof partitions at the first and second stories and in partitions of wood studs, metal lath and plaster above; equipped with fireproof self-closing doors; stairhall leads direct to street and to roof bulkhead; and in addition there is one fire escape on the rear extending to roof by stair with egress at second story balcony level to fireproof passage to street, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Certificate of Occupancy #18959 issued May 20, 1933, as an existing building permits the present use and occupancy and contains the limitation of 25 percent of manufacturing as the building was located in a business use district at the time of the issuance of the Certificate of Occupancy; and

WHEREAS, the applicant states that the building is of Class 3 construction that Alt. App. 483 of 1920 was approved for showrooms and 25 percent manufacturing; that the exits were improved to comply with the Labor Law requirements and Certificate of Occupancy #3120 of 1921 was issued; that in 1933 Certificate of Occupancy 18959 was issued to supersede Certificate #3120 of 1921; and

WHEREAS, the applicant states the fire escape in question is at the rear and has a 4 ft. wide balcony with 45 degree connecting stairway from second story to roof; that the balconies and stairways have five foot high guard rails; that the balconies are located at the floor levels and access thereto is by 2 ft. by 7 ft. fireproof self-closing doors; that these fire escapes were erected and approved under alteration application 483 of 1920, prior to the issuance of Certificate of Occupancy #3120; that egress from the termination of the fire escape at the second story is by a three foot wide fireproof enclosed passage at the second story level connecting to the fireproof enclosed 3 ft. 8 in. wide interior stairway which leads to first story hallway and to street; that in addition to the fire escape the building contains a 3 ft. 8 in. wide steel stairway from first story to roof enclosed from third story to roof with wood studs covered both sides with metal lath and cement plaster and with a fireproof enclosure at first and second story hallway and a fireproof hallway at first story leading direct to the street; that the occupancy of the cellar consists of a boiler room and superintendent's quarters and kitchen and locker room used in connection with the restaurant on the first story; and

WHEREAS, the applicant states that exit from the cellar consists of a 3 ft wide fireproof steel stairway at the center front of the building enclosed in fireproof partitions connecting with the primary interior stairway which leads to the first story entrance hall and thence to street that this stairway is provided with a fireproof self-closing door at the cellar superintendent's quarters; that it is proposed to provide an additional door from the remaining portion of the cellar to this stairway; that at the front wall of the cellar from the superintendent's quarters there is an iron ladder extending up to a 2 ft. by 2 ft. steel sidewalk hinged trap door upon which the owners will provide an easy opening device consisting of a torsion spring and a spring actuated slip bolt arranged with pull chain reaching to within four feet of the cellar floor; that no locking device will be provided on either side of this sidewalk door; that heating coils will be provided at the sides of the opening to prevent freezing of the door; that at the easterly wall of the cellar there is a 3 ft. 8 in. wide steel stairway leading to the first story restaurant pantry; it is proposed to provide a fireproof enclosure equipped with fireproof self-closing door at the cellar level for this stairway; that egress from the rear of the cellar is by a 3 ft. 6 in. opening in the fire wall leading to the adjoining building at the rear on West 58th Street equipped with automatic fireproof closing swing doors at each side of the opening; that the cellar in the West 58th St. Building is used by the same tenant and egress is provided from the adjoining cellar by a 3 ft. wide fireproof stairway equipped with fireproof enclosing partitions and fireproof self-closing door leading to the first story and in addition there is an engineer's exit at the West 58th St. front of that building; and

WHEREAS, the premises was inspected by a committee of the Board, which noted the means of exit, including the rear fire escape and the additional stair to the cellar.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. App. 2042/53, Objections 4 and 5, and that the appeal be and it hereby is granted on condition that the means of exit shall be as now proposed and as indicated on plans filed with this appeal, marked "Received May 11, 1954", (3 sheets) and "February 24, 1955", (3 sheets) and that alteration and conditions as proposed, shall be carried out; that the occupancy per floor shall not exceed the number of occupants permitted for the primary means of exit; that the interior fire alarm and fire drills shall be maintained in accordance with the requirements therefor.

417-54-A

APPLICANT—Rudolf C. P. Boehler, for The Prudential Insurance Company of America, owner.

SUBJECT—Application May 26, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1407 Broadway, southwest corner of West 39th street and 533 7th avenue, 23rd floor; Block 814, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: 0
Negative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 20, 1954, on BN App. 1427/54, reads:

"1. Proposed to veneer the walls of the public corridor on the 23rd floor of this bldg. with a rubber tile is contrary to Sec. C26-667.0 Adm. Code."

and

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WHEREAS, the applicant states the building is 41 stories, 512 ft. in height, 205 ft. by 301 ft. in area, Class 1 construction, erected in 1950, in a retail and retail-1 use, B area, Class 2 height district; used and occupied since erection: Cellar—bank, factory, store, building equipment, storage and kitchen, 300 persons; 1st floor—bank, stores, loading platform, 300 persons; mezzanine—bank, 25 persons and luncheonette, 74 persons; 2nd floor—offices, showrooms and manufacturing, 456 persons; 3d floor—same; 4th to 19th floors—offices, showrooms and manufacturing, 352 persons each floor; 20th floor—offices, 170 persons; 21st floor—offices, showrooms and manufacturing, 176 persons; 22nd to 40th floors—offices, showrooms and manufacturing, 108 persons per floor; 41st floor—offices, 100 persons. No change in use or occupancy is now proposed. The existing occupancy is in accordance with Certificate of Occupancy #37614 issued September 23, 1950, upon completion of work under N.B. 50/44; and

WHEREAS, the applicant requests the Board to grant a variation of the requirements of the Administrative Building Code as cited in the decision of the Borough Superintendent so as to permit the existing wall covering on the 23rd floor to remain; and

WHEREAS, the applicant contends that the building is provided with a 100% sprinkler system, standpipe with hose connection in each stairhall on each floor; that on the 23rd floor the public corridor walls have been covered with rubber tile solidly cemented to plastered walls in order to enhance the appearance and provide a good wearing surface finish; that the walls covered with rubber tile are composed of 6 in. and 4 in. cinder concrete blocks plastered on both sides; that the rubber tile has been solidly cemented to these plaster walls; and

WHEREAS, the applicant states that samples of the rubber tile have been tested by the United States Testing Company, Inc. and found to be "not exactly inflammable unless it is exposed to an open flame of very high temperature"; and

WHEREAS, the applicant contends that to be required to remove the violation would mean destroying the nice appearance of the corridors and cause a great financial hardship to the owners and inconvenience to the tenants on that floor; and

WHEREAS, the applicant has filed with this appeal a copy of report #E10711 and E19711 of the U. S. Testing Co., Inc., dated January 14, 1955, showing the results of tests conducted on rubber tile and adhesive samples and identified by its client as representative of materials used on walls at 1407 Broadway, New York City; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the tile in question is subject to approval by the Board on an application filed by the American Builtite Rubber Company for use as rubber tile flooring; that approval of such flooring for use in hallways and stairs is not permissible under the Building Code nor on walls as wainscots on such parts of the building; and

WHEREAS, the applicant stated that to his knowledge there is no other portion of the building in which this tile has been unlawfully installed except on the 23rd floor in question in this appeal.

Resolved, that the decision of the Borough Superintendent acting on BN App. 1427/54, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

568-54-A

APPLICANT—Melvin E. Kessler, for Paul Tishman, trustee (Gene Tishman Harrison and Ellen Tishman Rosenthal, owners).

SUBJECT—Application July 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—21 East 70th street, north side, 21 ft. west of Madison avenue, 5th floor, Block 1385, Lot 16, Borough of Manhattan.

APPEARANCES—

For Applicant: Melvin E. Kessler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 11, 1954, on Alt. App. 944/54 reads:

"1. Proposed occupancy of 5th floor as offices in a Class III bldg. exceeds tabular heights limits. 4.2.1. B.C.

2. Winders in required stairs are unacceptable. 6.4.1.4.d B.C.

3. Provide incombustible stair. 6.4.1.7.1. B.C.

4. Provide 2 hour enclosure. 6.4.1.8.1. B.C.

and

WHEREAS, the applicant states the building is 5 stories, 65 feet, in height, 22 ft. by 70 ft. 6 in. in area of Class 3 construction, erected in 1890 on a lot 22 ft. by 100 ft. 5 in in area, in a restricted retail use, B area, Class 1½ height district; used and occupied since November 1951 as follows: Cellar—storage; 1st floor—reception and office, 4 persons; 2nd floor, offices, 4 persons; 3rd and 4th floors—offices, 6 persons each; 5th floor—vacant, for which Certificate of Occupancy No. 39176 was issued November 28, 1951, upon completion of work under Alt. App. 342/51. It is now proposed to use and occupy the building without change except that the 5th floor will be used for offices with 6 persons. The applicant states the building is provided with a one-source sprinkler system throughout the stairhall; that there is one interior steel and wooden stairs, 3 to 4 feet in width, unenclosed, except at cellar and 1st floor; for the single run of stairs between cellar and 1st floor and fireproof self-closing doors are provided at top and bottom of this single run; and

WHEREAS, the applicant states the building will now be occupied in compliance with a Certificate of Occupancy issued by the Borough Superintendent and permission is requested also to occupy the now vacant 5th floor for office space; and

WHEREAS, the applicant contends as to Objection 1, that the cellar is used for office material storage; that there is no boiler room in the building; that part of the cellar is fireproof and the section of the cellar from the rear of the elevator is fire-retarded; that the iron stair between the cellar and first floor is enclosed with 4 in. blocks and equipped with fireproof, self-closing doors at top and bottom; that a large ornamental iron stair connects the first floor lobby to the second floor; that from 2nd floor to roof the stairs are wood; that all stairs are equipped with approved sprinklers; that the Paul Tishman Company, builders, occupy the entire building for their executive offices; that if the Board permits the use of the 5th floor for offices, it is proposed to erect a fire escape at the rear serving the 2nd, 3rd, 4th and 5th floors connected with 60° connecting stairs and provided with a gooseneck ladder from 5th floor balcony to the roof and a ladder stair to connect the 2nd floor balcony with an existing exterior stair at first floor level; that an existing exit door at first floor level leads to the street through the large reception hall on entrance story; and

WHEREAS, the applicant contends as to Objection 2, that the winders are existing and have been previously approved for use for four stories; that in view of the limited use of the building by one tenant, the small occupancy, the small area of the building, the sprinklers in stairhall and the proposed additional exit facilities, the existing winders should be accepted to include the fifth story occupancy; and

WHEREAS, the applicant contends as to Objection 3, that a wooden stairway is permitted in a 4-story building and has been accepted by the Department as is evidenced by the existing certificate of occupancy; that the wooden stairs above the 4th story leading to the roof is an existing condition and should be accepted in connection with the occu-

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pancy of the 5th floor; that no more than six persons will work on the 5th floor; and

WHEREAS, the applicant contends as to Objection 4, that approval of existing conditions is requested inasmuch as the stairs are equipped with an approved sprinkler system; that the occupied area of each floor is 1,565 square feet; that the building is 56 ft. 10 in. above the 1st floor; that a new fire escape will be erected on the rear; and the entire building will be occupied by one tenant with a maximum total of occupancy of twenty-six persons; and

WHEREAS, the premises was inspected by a committee of the Board and it was found that the fifth floor was occupied throughout.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 944/54, Objections 1, 2, 3 and 4, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the 5th floor to be occupied as proposed for offices, *on condition* that the building shall not be increased in height or area; that all other conditions shall be maintained as indicated on plans filed with this appeal, marked "Received January 20, 1955" (10 sheets), and as passed on by the Borough Superintendent, for which Certificate of Occupancy No. 39176 has been issued for the four lower stories and that the proposed fire escape shall be constructed and maintained.

763-54-A

APPLICANT—Elias K. Herzog, for Lynn Operating Corp., owner.

SUBJECT—Application September 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—112 Charlton street and 549 Greenwich street, southeast corner, Block 597, Lot 45, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 1, 1954, on Alt. App. 2170/53 reads:

"3. Means of egress should comply with Section 271 of the Labor Law. 2 means of egress required from all floors including cellar; fire escape not acceptable."

and

WHEREAS, the applicant states the building is 6 stories, 60 feet in height, 75 ft. by 50 ft. in area, Class 3 construction, erected in 1909, in an unrestricted use, A area, Class 2 height district; used and occupied since 1920: Cellar—boiler room, storage, 1 persons; 1st floor—restaurant and electric supply house, 80 persons; 2nd floor—printing, 5 persons; 3d and 4th floors—vacant; 5th floor—printing labels, 10 persons; 6th floor—manufacturing electronics, 1 person; now proposed to be used and occupied as follows: Cellar—same; 1st floor—restaurant, electric supply house, 80 persons; 2nd floor—printing, 10 persons; 3d and 4th floors—factory, 10 persons per floor; 5th floor—printing labels, 10 persons; 6th floor—same. The building is provided with an interior fire alarm system and regular monthly fire drills are maintained; there is one 3 ft. 1 in. wide interior wood stairs, enclosed with fire-retarded partitions, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street and one fire escape on the west side, extending to roof by ladder and to street by counterbalanced stairs; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Violation No. 7177 was issued by the Borough Superintendent September 17, 1953, for violation of Section

271 of the Labor Law for failing to provide proper means of egress as required by said section; and

WHEREAS, the applicant states the building was erected in 1909 as a warehouse and changed to a factory in 1920 and has been so used since then; that the building is provided with a fire-retarded enclosed stairs leading to street and a Labor Law fire escape terminating on the street front; that such fire escape is constructed in accordance with requirements for fire escapes erected after 1913; and

WHEREAS, the applicant states it is proposed to provide an engineer's exit from the cellar and to enclose the stairs and stairhall at cellar level with fireproof partitions and fireproof doors, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the entire rentable area per floor is only about 3,000 square feet and the maximum number of persons employed on each floor above the first floor is only ten; that some floors are now vacant; that the floors which are occupied are covered by long term leases; that to be required to provide an additional stairs would not only cut the space required, but make it practically useless for rentable purpose and also involve the owner in litigations with his tenants; that the hardship involved is not warranted by the conditions; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent, acting on Alt. App. 2170/53, Objection 3, and that the appeal be and it hereby is *granted on condition* that the primary means of exit shall be maintained in accordance with the requirements therefor; that a second means of exit consisting of an exterior fire escape on Greenwich street shall be constructed with counterbalanced stair to street and maintained as proposed and indicated on plans filed with this appeal marked "Received March 1, 1955" (4 sheets); that this variance shall continue only so long as the building is occupied substantially as at present and the number of occupants per floor does not exceed the number shown; that the occupancy per floor shall however not exceed the capacity of the primary means of exit; that the interior fire alarm and fire drills shall be maintained; that the building shall not be increased in height or area and that the additional exit from the cellar and cellar stair enclosure shall be maintained as proposed.

773-54-A

APPLICANT—Henry G. Harris, for Murry Holding Corp., owner.

SUBJECT—Application October 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1832-1846 83rd street, south side, 240 ft. west of 19th avenue, and 1835-1847 84th street, Block 6237, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 8, 1954, on Alt. App. 3554 of 1954 reads:

"1. Changing frame portion of Bldg. from a Multiple Dwelling to a Nursing home is contrary to Sects. 2-1-3-5 & 4-2-1 of Bldg. Code.

"2. All stairs to be enclosed in 3 hr. material as per Sect. 6-4-1-8 of B. C.

"3. Stairs below and above grade to be separated as per Sect. 6-4-1-8-2/d of Bldg. Code.

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"4. Door from centre stairway & door from boiler room stairs not to overlap steps as per Sect. 6-7-2 Bldg. Code.

"5. Winders in cellar stairs is contrary to Sect. 6-4-1-4 Bldg. Code.

"6. Stairway at 84th St. to lead direct to street in a 3 hr. enclosure as per Sect. 6-4-11, Bldg. Code.

"7. Min. width of stairs to be 3' 8" as per Sect. 6-4-1-1, B. C.

"8. All stairs to extend to roof, including stairways in Fireproof portion of Bldg. Sect. 6-4-1-11 Bldg. Code.

"9. Closet under stairs of incombustible material is contrary to Sect. 6-4-1-13, par 2 of Bldg. Code."

and

WHEREAS, the applicant states the building is 2 and 3 stories, 38 ft. in height, 43 ft. 8 in front by 148 ft. in depth of Class One and Class 4 construction, erected prior to 1950, located on a lot 129 ft. 3 in front by 200 ft. in depth in a residence use, C area, Class One height district, proposed to be increased to 3 stories 38 ft. in height; that 1832 to 1846 83rd St. is a fireproof building used and occupied as follows: Cellar—locker room, bowling alley and exercise room, 50 persons; 1st floor—gymnasium, 125 persons; 2nd floor—17 Class B sleeping rooms, 17 persons; the building has no existing third story, and is proposed to be altered and used and occupied as follows: Cellar—kitchen, mortuary and storage, 6 persons; 1st floor—nursing home, 42 persons; 2nd floor, nursing home, 41 persons; new 3rd floor—nursing home, 36 persons, total 125 persons; that the frame building at 1835 to 1847 84th Street is used and occupied as follows: Cellar—maintenance and club rooms, 75 persons; 1st floor, offices, game room and powder room, 43 persons; 1st and 2nd floor combined—kitchen and one-family, conference room, 2 Class B sleeping rooms, 25 persons, 3rd floor—5 Class B sleeping rooms and one storage room, 6 persons; total 149 persons, and now proposed to be used and occupied as follows: Cellar—boiler room, staff room and storage, 10 persons; 1st floor—nursing home, 25 persons; 2nd floor—nursing home, 20 persons; 3rd floor—nursing home, 18 persons; total occupancy 73 persons; the combined building is provided with three interior stairs 2 ft. 6 in. and 3 ft. 8 in. wide of steel construction and of wood construction, stairs have brick enclosures or wood stud enclosures equipped with fireproof self-closing doors; and

WHEREAS, Certificate of Occupancy No. 126123 was issued April 25, 1950, to No. 1841 84th Street as a frame building at the front and a fireproof building at the rear classified as an heretofore existing Class B multiple dwelling and permitted the following uses and occupancy: Frame Building—Cellar, maintenance and club room, 75 persons; 1st floor—offices, game rooms, powder room, 43 persons; 1st and 2nd floor combined—kitchen and dwelling, one family; 2nd floor—conference room, two Class B sleeping rooms, 25 persons; 3rd floor—5 Class B sleeping rooms and one storage room, 6 persons; and the brick addition connected with the frame building under Alt. App. 7237 of 1925 is permitted to be used and occupied as follows: Cellar—locker room, bowling alley and exercise room, 50 persons; 1st floor gymnasium, 125 persons; 2nd floor 17 Class B sleeping rooms, 17 persons; and stated that the buildings were examined under Section 67 of the Multiple Dwelling Law and had been heretofore erected as a YMCA; and

WHEREAS, the applicant states that Alt. App. 3553 of 1954 proposing a change in use of the adjacent attached three story frame structure which is in the building subject to this appeal and is legally used as a dormitory by the YMCA under Certificate of Occupancy No. 126123 of 1950 as a Class B Multiple Dwelling; that Alt. App. 3553 of 1954 relating to the existing fireproof building at 1832-46 83rd Street has been approved and work almost completed to change this fireproof building to a nursing home; and

WHEREAS, the applicant contends as to the decision of the Borough Superintendent on Alt. App. 3554 of 1954 relating

to the frame building at 1835-47 84th Street that Objections 3, 4 and 5 issued by the Borough Superintendent will be complied with; that a new Certificate of Occupancy will be obtained; that the entire perimeter of the frame structure and the fore and aft bearing partitions will be fire stopped at the floor and roof construction with 3 in. gypsum blocks; that a sprinkler system, interior fire alarm system and watchman's time detector will be installed and the present stairs at the 84th Street end of the building will be extended direct to the street and the interior stair from the second to the first floor and the first floor to the cellar will be removed as indicated on plans filed with this appeal; and

WHEREAS, the Board is in receipt of a communication from the General Inspector of the Department of Hospitals stating that the following bed arrangement has the approval of the department: 1st floor—25 beds; 2nd floor—20 beds; 3rd floor—16 beds; total—61 beds; and recommending that the building be equipped with a full automatic wet sprinkler system throughout and an automatic fire alarm system; that only ambulatory patients be housed above the first floor; that blind patients and amputees be housed on the first floor only and that the bed capacity of the third floor be reduced from the 18 proposed to 16 beds; and

WHEREAS, the applicant has filed revised third floor plans marked, "Received, March 11, 1955" showing new bathroom and water closet compartment on the third floor in compliance with Hospital Department regulations; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the applicant has amended his plans so as to eliminate the use of the attic space in the frame building for patients and to use the attic instead as an apartment for the superintendent and for restroom and lounge for the nursing home attendants.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3354/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the use of the frame building as a nursing home shall be as to the 1st and 2nd floors only, as indicated on plans filed with this appeal marked "Received October 11, 1954" (4 sheets), "February 2, 1955 (4 sheets), and "April 4, 1955" (1 sheet), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and maintained to the satisfaction of the Department of Hospitals; that the building shall not be increased in height or area; that there shall be installed throughout the frame building a new wet sprinkler system of at least one-source, complete from cellar to attic; that an automatic fire alarm system shall be installed throughout the frame building; that only ambulatory patients shall be housed above the first floor and no blind patients or amputees housed above the first floor; that the bed capacity of the 1st and 2nd floors shall be to the satisfaction of the Department of Hospitals; and to permit in connection with Objections 2 to 9, the existing stairways as shown on plans above cited, provided enclosures are maintained for at least one-hour fire test; that closets under the stairs shall be eliminated and the soffits of the stairs shall be fire-retarded and in all other respects shall comply with all laws and rules applicable and that the proposed fire-stopping, watchman's time detector and extension of stairs to the street shall be constructed and maintained.

866-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNER OF PREMISES—Bernard Isacowitz.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49684-48, issued re N.B. 6744-47.

PREMISES AFFECTED—138 Beach 149th street, east side, 596 ft. south of Rockaway Beach boulevard, Block 788, Lot 43, Neponsit, Borough of Queens.

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APPEARANCES—

For Applicant: George Fuchs.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted revoking Certificate of Occupancy No. Q 49684/48.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant contends that the part of Certificate of Occupancy Q-49684 referring to the detached one car garage is defective; and

WHEREAS, the applicant states that N. B. App. 6744/47 filed December 3, 1947, for the construction of a two story frame, one family dwelling and a detached one car masonry garage was approved January 13, 1948; that on the approved plans the garage was properly located five feet from the side lot line but was actually constructed approximately two feet eight inches from the south lot line as indicated on a survey dated July 13, 1948, drawn by Bartlett, Ludlam & Dill; and

WHEREAS, the applicant therefore requests that the Board revoke Certificate of Occupancy Q-49684; and

WHEREAS, this appeal was laid over to this hearing at the request of the representative of the owner of the premises, to file an application for a zoning variance; and

WHEREAS, there was no appearance for the owner at this meeting.

Resolved, that the appeal be and it hereby is *granted* revoking Certificate of Occupancy Q-49684/48, issued on N. B. Application 6744/47.

867-54-A

APPLICANT—John T. Kelleher, Borough Superintendent, Department of Housing and Buildings, Borough of Queens.

OWNERS OF PREMISES—Harry and Shirley Fuchs.

SUBJECT—Application November 16, 1954—re Revocation of Certificate of Occupancy Q-49685-48 issued re N. B. 6745-47.

PREMISES AFFECTED—144 Beach 149th street, east side, 551 ft. south of Rockaway Beach boulevard, Block 788, Lot 45, Neponsit, Borough of Queens.

APPEARANCES—

For Applicant: George Fuchs.

For Owner: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted revoking Certificate of Occupancy Q-49685/48.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant states the premises are located in a residence use, G area, Class one height district; and

WHEREAS, the applicant contends that the portion of Certificate of Occupancy Q-49685 referring to the detached one car garage is defective; and

WHEREAS, the applicant states that N. B. App. 6745/47 filed December 3, 1947, for the construction of the two story frame dwelling and a detached one car masonry garage was approved January 13, 1948; that on the approved plans the garage was properly located five feet from the side lot line but was actually constructed approximately two feet five inches from the south lot line as indicated on a survey dated July 13, 1948, drawn by Bartlett, Ludlam & Dill; and

WHEREAS, the applicant therefore requests the Board to revoke Certificate of Occupancy Q-49685; and

WHEREAS, this appeal was laid over to this hearing at the request of the representative of the owner of the premises, to file an application for a zoning variance; and

WHEREAS, there was no appearance for the owner at this meeting.

Resolved, that the appeal be and it hereby is *granted* revoking Certificate of Occupancy #Q-49685/48, issued on N. B. Application 6745/47.

57-55-A

APPLICANT—Sidney Daub, for 132 West 31st Street Corp., owner.

SUBJECT—Application January 21, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—127-133 West 30th street, south side, 320.2 ft. west of Avenue of the Americas (6th), Block 806, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 17, 1955, on BN App. 1008 of 1954, reads:

"1. Provide 2 means of egress from each sub-cellar (exceeds 1000 sq. ft. in area)—Section 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 17 stories 207 ft. 6 in. in height, 99 and 125 ft. front by 197 ft. 6 in. in depth, of fireproof construction erected 1924, located on a lot 99 ft. and 125 ft. front by 197 ft. 6 in. in depth in an unrestricted and retail use, B area Class 2 height district and used and occupied since 1924; subcellar—boiler room and building equipment, 2 persons; cellar—storage in connection with the first floor stores, 10 persons; 1st floors, stores, 60 persons; 2nd to 17th floors—offices and factory, 300 persons each floor; no change in use or occupancy is now proposed; the building with a two-source sprinkler system; two interior 3 ft. 8 in. wide fireproof stairs from roof bulkhead direct to street; and

WHEREAS, certificate of occupancy No. 9440 was issued April 9, 1925, upon completion of work under NB Appl. 179 of 1924 permits the existing use and occupancy and contains a note that not more than 25% of floor area of building is to be used for manufacturing; and

WHEREAS, Violation No. 5164 issued by the Borough Superintendent July 21, 1953, was for failing to provide two legal means of egress from the subcellar contrary to Section 270 of the Labor Law; and

WHEREAS, the applicant states the subcellar is used for building maintenance equipment consisting of heating equipment, fuel oil storage tanks, electric water and sprinkler supply pumps, etc.; that no materials are stored in the subcellar; that the occupancy of the subcellar is not more than two persons at any given time consisting of the engineer and his helper; that the subcellar has two levels, the front portion is 40 ft. below West 30th street, and the rear approximately 29 ft. below street grade; that there is a three ft. eight inch wide interior fireproof stair with fireproof enclosure extending from the higher level of the subcellar fireproof enclosed corridor to the first story public hallway; that from the high level of the subcellar there is a two foot wide steel stairway down to the lower level; that this stairway is centrally located and can be reached from all portions of the subcellar; that it is proposed to provide an additional means of egress at the West 30th street side of the building by using a discontinued fireproof enclosed elevator shaft and installing therein a 70 degree, double rung iron ladder with intermediate landing extending to the sidewalk

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where a 2 ft. by 3 ft. trap door will be installed at sidewalk level to be equipped with an approved type steel hinged trap door provided with an easy opening device consisting of a torsion spring and a spring actuated slip bolt arranged with pull chain to open from the under side and no locking devices will be provided on the street side of the trap door; that heating coils will be provided at the sides of the door opening to prevent any freezing of the door; and

WHEREAS, the applicant contends that the entire building including the subcellar is equipped with an approved two-source sprinkler system with central office connection.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law as cited in a decision of the Borough Superintendent, acting on BN App. 1008 of 1954, Objection 1, and that the appeal be and it hereby is *granted on condition* that the exits from the subcellar shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received, January 21, 1955" (4 sheets), and that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; that the occupancy shall not exceed the capacity of the primary means of exit; that the sprinkler system shall be maintained with central office connection and that all other alterations as proposed shall be constructed and maintained.

103-55-A

APPLICANT—Rogers and Butler, for Trustees of Columbia University of the City of New York, owner.

SUBJECT—Application February 7, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—605-607 West 115th street, north side, 125 ft. west of Broadway, Block 1896, Lot 61, Borough of Manhattan.

APPEARANCES—

For Applicant: W. J. Whiteside, Jonathan F. Butler and Charles A. Brown.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 14, 1955, acting on Alt. App. 1003/54, reads:

"1. The proposed use of entire building for Faculty offices of Columbia University would require it to be of fireproof construction as per Sec. 4.2.1 B.C.

2. Provide two means of egress as per Sec. 6.1.2.2.3 B.C.

3. The minimum width of stairways should be 3'-8" as per Sec. 6.4.1.1 B.C."

and

WHEREAS, the applicant states the building is 6 stories, 69 feet in height, 50 ft. by 87 ft. 11. in area, Class 3 construction, erected in 1903 on a lot 50 ft. by 100 ft. 11 in. in area in a residence use, B Area, Class 1½ height district; used and occupied since 1920: Cellar—boiler room, storage and 1 apartment, 3 persons; 1st floor—5 single rooms, office and restaurant, 35 persons; 2nd floor—5 apartments, 10 persons; 3d, 4th and 5th floors—each with 10 single rooms, 16 persons per floor; 6th floor—15 single rooms and laundry, 15 persons; and proposed to be used and occupied as follows: Cellar—boiler room, storage and superintendent's apartment, 3 persons; 1st floor—offices and lounge, 24 persons; 2nd to 6th floors, offices, 17 persons per floor. The building is provided with a partial one-source sprinkler system, an approved interior fire alarm system; there is one 3 ft. 3 in. wide interior fireproof stairs, fireproof enclosed, equipped with fireproof self-closing doors, leading from room bulkhead direct to street, and three fire escapes, lead

ing to roof by stair and to street by stair and to yard by stair and ladder, egress from rear fire escape through fire passage to street, and;

WHEREAS, the applicant contends as to Objection 1 that the proposed use as office space for the Dean and Professors of the School of General Studies of Columbia University is less hazardous than the existing use; that the first tier of beams and stairhalls and public hall on first floor are fireproof and elevator is enclosed; that fireproof, self-closing doors are installed at stairhalls; that sprinklers were installed in 1940, fed by a 3 in. connection to city main, in accordance with the Paek Law, in cellar, 1st, 3d, 4th, 5th and 6th floors and will be extended to the 2nd floor and a new siamese installed to supplement supply of water; that an approved fire alarm system is now installed and will be maintained; that in addition to existing fireproof stair enclosure within building there now exists three fire escapes, two of which (rear and east) extend from roof level to court and yard and one at front elevation, extending from 6th floor to street; there is also a fire escape from 2nd floor to court on west side and a set of steel stairs on west side between 1st floor (with exit from 1st floor public hall) to court; that all fire escapes and stairs have egress to street, one direct and the other via courts and yard and fireproof passage; that there is egress from court and yard to adjoining yard at west with egress to street; and

WHEREAS, applicant contends as to objection 2 issued by the Borough Superintendent that the net area of each floor is 2,600 sq. ft.; that egress from 1st floor is by fireproof hall to street and from public hall via steel stairs to court; that the proposed occupancy is 17 on each of upper floors, which is less than the 26 persons permitted under Sect. 6.1.2.3.c; that there are 3 fire escapes, two of which extend from roof to courtyard and one from 6th floor to 1st floor; and

WHEREAS, the applicant contends as to objection 3 that the existing 3 ft. 3 in. wide stair, enclosed in 8 and 12 in. brick walls and fireproof floors provides a greater capacity than required for the proposed occupancy; that supplementing the stairs are three existing fire escapes; and

WHEREAS, the applicant states the proposed work is as follows:

(a) partition changes, including removal of kitchenettes and some pantries and bathrooms;

(b) installation of sprinklers on 2nd floor and siamese on front of building;

(c) installation of fireproof, self-closing doors as required;

(d) installation of lally columns and steel beams for reinforcing floors to insure 50 lbs. live load.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 1003 of 1954, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the existing building to be occupied substantially as proposed and as indicated on plans filed with this appeal marked, "Received, February 7, 1955" (10 sheets), *on condition* that the changes in fire protection devices and systems as proposed shall be maintained to the satisfaction of the Fire Commissioner; that the proposed and existing means of exit shall be maintained; that this variance shall continue only so long as the building is occupied as proposed; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and is not increased in height or area.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for William Chapelle, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider proposed extension of building—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

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APPEARANCES—

For Applicant: Leonard F. Rothkrug.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider proposed extension of the building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

713-52-A

APPLICANT—Lawrence M. Rothman, for Kew Drive Garage Corp., owner.

SUBJECT—Application for consideration—reopening as to consider amendment to garage and church—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—83-34 Kew Gardens road, south side, from 83rd drive to Lefferts boulevard, Block 3354, Lot 39, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Lawrence M. Rothman and F. W. Scheidhelm.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider separation of the building on two separate lots.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

31-54-A

APPLICANT—A. Schrader's Son Division of Scovill Manufacturing Co., Inc., owner.

SUBJECT—Application January 15, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—483-495 Clermont avenue, east side, 204 ft. north of Atlantic avenue; 468-486 and 488-494 Vanderbilt avenue, west side, 168 ft. and 269 ft. north of Atlantic avenue (Block 2009, Lot 1); (Buildings 2, 3, 4 and 5), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn, at the request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

170-54-A

APPLICANT—Dominick Salvati and Son, for Theresa and Angelo Basile, owners.

SUBJECT—Application March 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—917 Bedford avenue, east side, 140 ft. south of Willoughby avenue (Block 1762, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick Salvati.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

494-54-A

APPLICANT—Theodore A. Mazza, for 3048 Park Realty Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3048 Park avenue, east side, 103.12 ft. north of East 156th street, Block 2416, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

731-51-A—Vol. II

APPLICANT—Fred Weinstock, for Lorraine Woodworking Company, owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent (under section 35 of the General City Law re bed of mapped street—proposed 100th street).

PREMISES AFFECTED—9902 Avenue D, southeast corner of East 99th street, Block 8132, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal dismissed for non-appearance of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative: 0

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appelman, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, at 2 P.M. for applicant to furnish a written statement as to manufacturing use in the building etc. and to correct appeal forms.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 858, Lot 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Zelnik and Maurice Knapp.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to May 3, 1955, at 2 P. M., for inspection.

575-54-A

APPLICANT—Stanley H. Klein, for Anna Burns, owner.
SUBJECT—Application July 9, 1954—Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9709, Lot 47, Jamaica, Borough of Queens.
APPEARANCES—

For Applicant: Anna Burns and Gladys Hauff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 2 P. M. for inspection and decision; hearing closed.

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.
SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 14; 4th floor, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 19, 1955, at 2 P.M.—no appearance for applicant; to be notified.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.

SUBJECT—Application September 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: I. L. Freeman, J. M. Berlinger and Nicholas Piazza.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 2 P.M., for inspection; hearing closed.

675-54-A

APPLICANT—Lama, Proskauer and Prober, for Fedders Quigan Corp., owner.

SUBJECT—Application August 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—58-01 Grand avenue and 58-28 to 58-36 58th street, northwest corner, Block 2678, Lot 1, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over; date to be set, pending general approval of the ovens in question.

191-55-A

APPLICANT—Wechsler and Schimmenti, for Cromwell Properties, Inc., owner.

SUBJECT—Application March 7, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 231, 53 and 217 of the Multiple Dwelling Law re construction, ventilation and egress.

PREMISES AFFECTED—604 Riverside drive, southeast corner of West 138th street, Block 2086, Lot 54, Borough of Manhattan.

APPEARANCES—

For Applicant, Max Wechsler, George N. Price and Murray A. Meyerson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 2 P.M., for further consideration by the Board.

454-29-BZ

APPLICANT—Ingram S. Carner, for Giavanni Fishera, owner.

SUBJECT—Application for consideration—reopening as to amendment to three additional gasoline storage tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the building zone resolution, permitting in a business district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—1276-1284 60th street and 6002-6012 13th avenue, southwest corner, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 18, 1930, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted March 18, 1930, by adding thereto:

"that there may be three additional approved 550 gallon gasoline storage tanks in addition to the five tanks previously permitted, making a total of eight such tanks, as passed on by the borough superintendent under Gas Tank App. 4618/53, and as shown on revised plan marked 'Received March 15, 1955' (1 sheet)."

320-37-BZ—Vol. III

APPLICANT—Samuel Rosenblum for Bronxville Realty Corp., owner, Liberty Fabrics of New York Inc., lessee.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in the residence use portion of a plot located in a residence and retail use district, the one story extension of existing dye house.

PREMISES AFFECTED—901 East 228th street, north side, 280.03 ft. east of Bronxwood avenue, 900 East 229th street and east side of Bronxwood avenue from East 228th to East 229th street, Block 4864, Lot 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on March 23, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 23, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 566/53)

493-41-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the erection and maintenance of an accessory building on an existing gasoline service station.

PREMISES AFFECTED—2322-2326 1st avenue and 401 East 119th street, northeast corner, Block 1807, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 30, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on March 16, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 30, 1941, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 208/40)

707-41-BZ

APPLICANT—Thomas A. Fitzpatrick, Jr., for Edge-Ho Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—34-21 Sprayview avenue, south-

east corner of Beach 35th street, Block 306, Lot 1, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Paul P. Fitzpatrick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1942, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 26, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1942, and as thereafter *amended* through May 26, 1953 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained." (Misc. App. 6212-41)

91-43-BZ

APPLICANT—Vincent J. Bensi, for Cono Innamorato, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, the conversion of occupancy of an existing building to a junk shop for a term of years.

PREMISES AFFECTED—279 (287 displayed) Frost street, north side, 190 ft. west of Debevoise avenue, Block 2858, part of Lots 29 and 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Vincent J. Bensi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 13, 1943, on certain conditions; and

WHEREAS, the term of variance was extended on July 10, 1945 and June 6, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1943, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained." (B.N. 155/43)

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25-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Leo Sciarrello, owner.

SUBJECT—Application for consideration—reopening as to amendment to extra door new building addition—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence use district the extension of existing gasoline service station in area and the maintenance of existing accessory building as lubricatorium and office, and the erection and maintenance of a new one story structure to be used for wheel alignment, brake testing, car washing, and motor vehicle repairs, and permitting the use of easterly portion of site for the parking and storage of motor vehicles.

PREMISES AFFECTED—1702-1714 Cropsey avenue and 8835-8847 17th avenue, southeast corner, Block 6462, Lot 18, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 1, 1955, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 9, 1946, and as thereafter *amended* by resolutions through March 1, 1955, only so far as it has reference to a door on the easterly wall of the proposed addition to the accessory building, so that as *amended* this portion of the resolution will read: an overhead door approximately 10 feet by 10 feet in size may be constructed in the exterior wall of the proposed addition to the accessory building as shown on plans filed with this request for amendment marked, "Received, March 24, 1955" on condition that in all other respects the resolution above cited shall be complied with (Alt. 36-54).

840-49-BZ

APPLICANT—Samuel Rosenblum for Frederico Construction and Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from store and dwellings to manufacturing.

PREMISES AFFECTED—315 East 53rd street, north side, 177 ft. east of 2nd avenue, Block 1346, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 21, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1603/49)

100-50-BZ

APPLICANT—Muriel C. Ulm, for Frank LaMar, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 7e of the zoning resolution, permitting in a business use district, the change in occupancy from auto painting on first floor and light manufacturing on the second floor to motor vehicle repair shop, lubricatorium and wheel alignment on first floor and light manufacturing on the second floor.

PREMISES AFFECTED—1241 DeKalb avenue, west side, 70 ft. 7 in. north of Evergreen avenue, Block 3232, Lot 77, Borough of Brooklyn.

APPEARANCES—

For Applicant: Muriel C. Ulm and James C. MacDevitt, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 13, 1952; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, and as thereafter *amended* by resolutions adopted through May 13, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new certificate of occupancy shall be obtained and all work completed within six months of the date of this *amended* resolution." (Alt. App. 4180/49)

212-50-BZ

APPLICANT—Lama, Proskauer and Prober, for Jeanette G. Willis, owner.

SUBJECT—Application for consideration—reopening as to amendment to permit separation of dwelling from gasoline station—re application (decision of the borough superintendent) previously granted on condition, under sections 7f and 7i of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a plot located in a residence and business use district, the erec-

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tion and maintenance of a building to be used as a store, auto showroom for new and used cars, motor vehicles repairs, wheel alignment and service, lubritorium, car washing, salesroom, parts department; and to permit the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—29-16 to 29-44 Francis Lewis boulevard and 29-11 to 29-33 172nd street, southeast corner and 29-36 Utopia parkway (Block 4938, Lots 1, 13, 14, 15 and 16), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

APPLICATION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 5, 1950, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on January 23, 1951; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 5, 1950, by adding thereto:

"that in the event the owner has complied with the requirements of the resolution as cited and constructed a dwelling on 172nd Street adjoining the proposed gasoline service station and now desires to sell such dwelling, nothing herein contained shall interfere with such sale *on condition* that the stipulations in the deed of sale shall require that the dwelling shall be continued under the requirements of the resolution adopted by the Board on December 5, 1950." (N.B. 700/50)

315-50-BZ

APPLICANT—Dept. of Public Works, City of New York, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, D area, district the erection and maintenance of a library, using more than the area permitted.

PREMISES AFFECTED—2150-2154-2158 University avenue, north side, 107.45 ft. west of East Aqueduct avenue, Block 3211, Lots 5 and 7, Borough of The Bronx.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 19, 1950, on certain conditions; and

WHEREAS, the resolution of December 19, 1950 was reaffirmed on April 20, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954 only so far as it has reference to the time within which to obtain

permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 252/50)

692-50-BZ

APPLICANT—Larry Meltzer, for Louis B. Close, owner (Emanuel Phillips, lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the maintenance of a motor vehicle repair shop.

PREMISES AFFECTED—102 (112 displayed) Penn Street, south side, 90 ft. west of Bedford avenue, Block 2217, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1953, only so far as it has reference to the term of variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision i for a term of two years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 3864/46)

473-51-BZ

APPLICANT—William A. Lacerenza, for Louis Melnick, owner.

SUBJECT—Application for consideration—reopening as to extension of time to construct—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use and unrestricted use C area district, the extension to existing building using more than the area permitted.

PREMISES AFFECTED—309 Sheffield avenue, east side, 94 ft. 6 in. north of Sutter avenue, Block 3754, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza and Louis Melnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 4, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 4, 1952 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3360/50)

474-51-BZ

APPLICANT—William A. Lacerenza, for Louis Melnick, owner.

SUBJECT—Application for consideration—reopening as to extension of time to construct—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use C area district, the extension of existing building using more than the area permitted.

PREMISES AFFECTED—311 Sheffield avenue, east side, 76 ft. north of Sutter avenue, Block 3754, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza and Louis Melnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 4, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 4, 1952 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3361/50)

162-52-BZ

APPLICANT—Reginald S. Hardy, for Eugene A. Gallagher, Arthur A. Gallagher and Francis M. McGoldrick, owners.

SUBJECT—Application for consideration—reopening as to amendment to door—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from public garage for more than five motor vehicles to truck transfer terminal.

PREMISES AFFECTED—190-202 Highland place, west side, 162 ft. south of Fulton street, Block 3958, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 9, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 27, 1954 and December 21, 1954; and

WHEREAS, the resolution was amended on April 27, 1954 and December 21, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 21, 1954, so that as *amended* this portion of the resolution shall read: in the event the owner does not desire to increase the width of doors to the building, that the one to the north may remain provided the one to the south is changed in height as proposed except that it need not be widened in the event the motor vehicles used do not require widening but do require heightening; that all permits required shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 214/52)

168-52-BZ

APPLICANT—Henry Nordheim, for William Ruckel, owner.

SUBJECT—Application for consideration—reopening as to amendment and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 21 and 7c of the zoning resolution, permitting in a retail and residence use, D area district, the erection of an extension to existing building using more than the area permitted.

PREMISES AFFECTED—2112-2122 Westchester avenue, south side, 138 ft. east of Olmstead avenue, Block 3814, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 22, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 28, 1953; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution, and to permit a small rear extension of the building as proposed and as indicated on revised plans marked, "Received, May 24, 1954" (one sheet) and as passed on by the Borough Superintendent under Alt. App. 11 of 1952, objections 7 and 8 on condition that in all other respects the requirements of the resolution above cited shall be complied with." (Alt. App. 11/52)

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368-52-BZ

APPLICANT—Jack Z. Cohen, for Jack Steinberg, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a local retail and residence use, C area district, the demolition of existing buildings and the erection and maintenance of a business building (stores), using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—590-600 Rockaway avenue and 252-264 Blake avenue, northwest corner, Block 3560, Lots 26, 27, 28 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jack Z. Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 5, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 24, 1953; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 5, 1952, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work has been completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (NB 2054/52)

29-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Nathan V. Steinberg, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h, 7i and 7A of the zoning resolution, permitting in a residence and retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, (non automatic) motor vehicle repairs, storage and sale of accessories, and office and permitting the parking and storage of motor vehicles; with a business entrance nearer to residence use district than is permitted.

PREMISES AFFECTED—2460-2472 East Tremont avenue, 1754-1790 Seddon street, southeast corner and 1743-1763 St. Peters avenue, Block 3999, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 4, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 4, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and work is 95% completed, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution.” (NB App. 1441/52)

341-53-BZ

APPLICANT—Samuel Rosenblum, for Gold Coast Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment to include cellar space for 1st floor stores—not yet erected—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a building to be used as stores and multiple dwelling, using more than the area permitted at curb level, and with show windows nearer to residence use district than is permitted.

PREMISES AFFECTED—1439-1509 York avenue, west side from East 79th to East 80th streets; 431-439 East 79th street and 434-438 East 80th street (Block 1559, Lots 19-30 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Lester H. Maxon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 15, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953, by adding thereto:

“that in the event the owner desires to construct cellar spaces under the York Avenue stores for use in connection with such stores such may be permitted as indicated on plans filed with this request for amendment marked, ‘Received, March 25, 1955’ (2 sheets), and passed on by the Borough Superintendent under New Building Application 3 of 1953, objection dated March 23, 1955, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations including the requirements of the resolution above cited; and that such use of the cellar and the partitions against the stairs that may be constructed therein shall comply with the requirements therefor.”

822-53-BZ

APPLICANT—Albert B. Bauer, for Department of Public Works, City of New York, owner.

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SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use B area and 1½ times height district, the extension of 9th floor of existing hospital without the required setbacks.

PREMISES AFFECTED—559-565 Manhattan avenue, northwest corner of West 123rd street, Block 1950, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 11, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 11, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution." (Alt. App. 982/53)

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R.C. Church, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubrication, wheel alignment, brake testing, car washing, accessory sales, loading and unloading berth and office; and permitting the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and permitting the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner, Block 665, Lots 6 and 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 29, 1954, by adding thereto:

"that as passed on by the Borough Superintendent on March 17, 1954, the lot numbers may be as follows:

Lot No. 6 for the proposed gasoline service station;

Lot No. 19 for the proposed garage;

that the assignment of two lot numbers for the proposed construction of gasoline service station and garage shall not in any way change the requirements of the resolution adopted by the Board June 29, 1954, except that separate permits may be issued thereunder for such lots." (N.B. 1334/53)

456-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Benjamin Siegel and Stanley W. Berman, owners.

SUBJECT—Application for consideration—reopening as to approve working plans and set conditions—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and 7i of the zoning resolution, permitting in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—7602-7624 Flatlands avenue, south side, from East 76th to East 77th streets, 901-911 East 76th street and 902-910 East 77th street, Block 8013, Lots 1, 4, 5, 6 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 14, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards does hereby approve working drawings marked, "Received, January 19, 1955" (3 sheets) as substantially in compliance with the resolution adopted by the Board on December 14, 1954, on condition that the plot shall be levelled substantially to the grade of Flatlands Avenue and constructed and arranged as indicated on such working drawings; that the accessory building shall comply with the requirements of the Building Code and shall be faced with face brick; that there shall be no cellar under such accessory building; that along the rear lot line there shall be a woven wire fence of the chain link type to the street building lines of East 77th Street and East 76th Street, not less than five feet six inches in height; such fence shall be extended from the rear lot line along the building line of such streets for a distance of approximately 40 feet; that pumps shall be erected not nearer than 15 feet to the street building line of Flatlands Avenue; that curb cuts shall be restricted to one curb cut to East 76th Street not over 30 feet in width, located where shown, and one curb cut to East 77th Street, 30 feet in width, located where shown, and three curb cuts to Flatlands Avenue each 30 feet in width located where shown; that there shall be a block of concrete erected within the intersections of both East 76th and 77th Streets and extending for a distance of not less than five feet along each street building line and not less than 12 inches in height; that the number of gasoline tanks shall not exceed fifteen 550 gallon approved storage tanks; that the premises shall be paved with concrete or asphaltic pavement; that the sidewalks and curbing on the abutting streets shall be constructed to the satisfaction of the Borough President; that there may also be parking of cars on the premises so parked as not to

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interfere with the servicing of the station; that under Section 7i there may be repairing with hand tools only for adjustments maintained within the accessory building; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard, such sign may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that such sign shall be located towards the easterly end of the premises; that such fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under the terms of the resolution adopted December 14, 1954 all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution. (N.B. App. 305/54)

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to consider extension of building in height and use subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a temporary term, the conversion of occupancy to a garage for more than five motor vehicles.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of Second avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Walter T. Koroshetz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider extension of the building in height.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

35-34-BZ—Vol. IV

Applicant—Fred C. Dahlem, for Estate of Fannie Levey, deceased, Albert L. Levy, executor.

SUBJECT—Application for consideration—reopening as Vol. IV to consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence and business use B area district, the erection and maintenance of a business building (stores) using more than the area permitted.

PREMISES AFFECTED—74 Wadsworth avenue, northwest corner of West 176th street, Block 2145, Lot 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Application reopened as Volume IV to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

510-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Clara Speiser, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a business use district, for a term of two years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—5821-5839 Broadway and 251-263 West 238th street, northwest corner, Block 3414, Lots 334, 336 and 340, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and William J. Walsh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II, to consider a new proposal, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

226-41-BZ—Vol. III

APPLICANT—James E. Casale, for Anton Meister, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use B area district, the extension of one story altered building, for use as a store, using more than the area permitted.

PREMISES AFFECTED—60 East 86th street, south side, 134 ft. 5 $\frac{1}{3}$ in. east of Madison avenue, Block 1497, Lots 48 and 48 $\frac{1}{2}$, Borough of Manhattan.

APPEARANCES—

For Applicant: A. F. Gunther.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

740-51-BZ

APPLICANT—Joseph F. Soviero, for M.C.P. Equipment Company, owner.

SUBJECT—Application for consideration—reopening as to restore to docket for rehearing on the order of the Court—re Application (decision of the borough superintendent), previously denied, under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a building to be used as a boiler room, building equipment storage and office and to permit the use of open area for the storage of building equipment, with curb cuts and entrances for commercial use, all for a term of fifteen years.

PREMISES AFFECTED—147-03 175th street, southeast corner of 147th avenue, Block 13376, Lot 1, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Donald L. Soviero.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to docket and set for hearing, by order of the Court, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

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424-52-BZ

APPLICANT—Schatz Systems, Inc., for 161 Columbus Avenue Corp., owner.

SUBJECT—Application for consideration—reopening and extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—43-45 West 67th street, north side, 100 ft. east of Columbus avenue, Block 1120, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Schatz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on May 10, 1955, at 10 a.m., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

692-53-BZ

APPLICANT—Rubinton and Coleman, for Kissena Park Corp., Dominick Mazza and Marie Colonna, owners.

SUBJECT—Application for consideration—reopening as to restoring to docket for rehearing as per order of the Court—re Application (decision of the borough superintendent), previously denied, under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—163-10 Pidgeon Meadow road, 47-02 to 47-06 164th street, southwest corner and 47-09 to 47-21 163rd place, Block 5494, Lots 8 to 13 inclusive, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Noel Rubinton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to docket for rehearing subject to the regular procedure as per order of the Court.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

855-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Annie Siden and 242 Madison Street Corporation, owners.

SUBJECT—Application for consideration—reopening to consider restoring to docket for decision—re Application (decision of the borough superintendent), previously withdrawn, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—30-36 Pitt street, east side, 112 ft. 9½ in. north of Broome street, Block 337, Lots 7, 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to docket for decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 5:20 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

NOTICE

THE BUILDING LAWS AND AMENDMENTS THERETO

THE VARIOUS BUILDING LAWS OF THE CITY OF NEW YORK ARE published in FOUR SEPARATE VOLUMES, consisting of matters affecting or relating to the construction, maintenance, alteration, demolition or removal of structures and buildings in the City of New York; including excerpts from the STATE LABOR LAW, the PLUMBING CODE, ELEVATOR RULES, THE NEW YORK CITY CHARTER, the complete BUILDING CODE OF THE CITY OF NEW YORK; the MULTIPLE DWELLING LAW, the STATE PLASTERING LAW, various local laws, and building and construction rules and regulations adopted by various City and State agencies.

These volumes are now ON SALE at the office of the Supervisor of the City Record, ROOM 2213, MUNICIPAL BUILDING, MANHATTAN, NEW YORK 7, N. Y. The price for the complete set of four volumes is \$4 (\$4.25 by mail), single volumes each containing certain parts of the above described laws, \$1 (by mail \$1.10).

Checks for \$3 or more must be certified.

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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New York City

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No. 17

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

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Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

HOURS OF CONSULTATION

10. A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, Chairman.

CALENDAR

DOCKET

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281-55-BZ—H.B.R.—2041 Victory boulevard, north side, 151 ft. east of Bradley avenue, Block 462, Lot 6, Meirs Corners, Borough of Richmond, Alt. 35-55—re conversion of garage to motor vehicle repair shop.

282-55-A—F.D.—17th to 21st avenues, 21st and 22nd avenues, east side of Utopia parkway, 33-17 to 33-51 166th street, 166-38 to 168-04 17th road, 17-23 to 17-83 166th street, 163-18 to 163-40 Willets Point boulevard, 164-10 to 164-40 Willets Point boulevard, 16-02 to 16-42 and 17-46 to 17-68 166th street, 163-46 to 163-60 17th avenue, 16-10 to 16-36 160th street, Blocks 5784, 5787, 5778, 5781, 5730, 4767, 4743, 4754 and 4756, Lot 1; Block 5750, Lot 6, Block 5740, Lot 139, Block 4746, Lot 35, Block 4747, Lot 38, Block 4758, Lot 10, Block 4742, Lot 22, Block 4744, Lot 28, Whitestone, Borough of Queens (Clearview Gardens, 1-6th), Decision re Folders 670884 and G663892—re garages.

283-55-SA—Gilbarco Gasoline Dispensers, Models 904RC, 906RC, 904HGRC and 906HGRC, manufactured by Gilbert and Barker Manufacturing Co., Appliance.

284-55-BZ—H.B.B.—123 Bergen street, north side, 75 ft. west of Hoyt street, Block 194, Lot 44, Borough of Brooklyn, Alt. 689-55—re parking and storage of more than 5 cars in a residence and local retail use district.

285-55-BZ—H.B.B.—1777-1783 McDonald avenue, east side, 170 ft. 8 in. north of Avenue P, Block 6608, Lot 64, Borough of Brooklyn, N.B. 451-55—re gasoline service station and parking and storage of more than 5 cars.

286-55-A—H.B.M.—2338 3rd avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan, Amendment to Alt. 1152-53—re egress.

287-55-BZ—H.B.Bx.—866-870 Hewitt place and 878-886 Westchester avenue, southeast corner, Block 2696, Lot 24, Borough of The Bronx, Alt. 1048-53—re extension of factory #2 into residence use district.

288-55-SA—Tokheim Gasoline Dispensing Pumps, Models 300 and 305 and National Gasoline Dispensing Pumps, Models 360 and 365, manufactured by Tokheim Corp., Appliance.

289-55-BZ—H.B.B.—110-48 to 110-56 (110-50 official) Horace Harding boulevard and 110-52 to 110-58 Colonial avenue, southeast corner, Block 2162, Lot 180, Flushing, Borough of Queens, N.B. 4536-54—re gasoline service station, lubritorium, minor repairs, office, parking and storage, etc.; side yard; etc.

290-55-BZ—H.B.B.—134-15 Rockaway boulevard, northeast corner of 135th street, Block 11701, Lot 1, South Ozone Park, Borough of Queens, N.B. 4736-54—re gasoline service

station, lubritorium, auto laundry, minor repairs, parking of motor vehicles awaiting to be serviced, etc.

291-55-BZ—H.B.M.—335-343 Bowery and 2-4 East 3rd street, southeast corner, Block 458, Lot 6, Borough of Manhattan, N.B. 42-55—re storage garage for more than 5 motor vehicles; gasoline service station, repairs, etc.

292-55-BZ—H.B.Q.—239-11 to 239-19 Jamaica avenue, northwest corner of 240th street, Block 8001, Lot 1, Belle-rose, Borough of Queens, N.B. 997-55—re gasoline service station, auto washing, lubritorium, minor repairs, etc.

293-55-BZ—H.B.Q.—43-33 to 43-49 Kissena boulevard, northeast corner of Ash avenue, Block 5185, Lot 1, Flushing, Borough of Queens, N.B. 430-55—re stores (public market), storage and boiler, unloading space, free parking for patrons' and employees cars; curb cuts, etc.—residence use district.

294-55-BZ—H.B.Q.—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue, 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens, N.B. 441-55—re proposed building for manufacturing shoe polish, offices and research within 2 miles of airport.

295-55-A—H.B.Q.—134-01 to 136-09 Belknap street (135-01 official), southeast corner of 134th avenue, 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens, Misc. 129-55—re buried tanks for storage of inflammable mixtures, etc.

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241-32-S—Vol. II—H.B.M.—130 Greene street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan, Amendment to Alt. 2212-53.

776-52-A—Vol. III—H.B.Q.—660 Grassmere terrace, east side, 95 ft. north of New Haven avenue, Block 253, Lot 33, Far Rockaway, Borough of Queens, Alt. 2803-54.

1080-27-A—Vol. II—H.B.M.—377 Broadway, northwest corner of White street, Block 175, Lot 27, Borough of Manhattan, B.N. 689-55.

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Cements, Air Entraining Portland, Rules for Approval and Use of	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
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Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
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Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19 Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

APRIL 26, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 26, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto show-room and service building, lubricatorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, at the request of applicant; then laid over to April 26, 1955, for inspection and decision without further argument; hearing closed.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

Laid over from March 22, 1955, to March 29, 1955, at request of objector, applicant concurring; then to April 26, 1955, for inspection and decision without further argument; hearing closed.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application reopened December 7, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district the erection of an extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

Laid over from March 22, 1955, to March 29, 1955, for further hearing, for appearance of the applicant and for inspection; then to April 26, 1955, for inspection and decision without further argument; hearing closed.

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co., Inc., owner (Kemwol Realty Corp., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor and chapel with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44—formerly 45, Forest Hills, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision without further argument; hearing closed.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence

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use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street, southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision without further argument; hearing closed.

596-42-BZ—Vol. IV

APPLICANT—Irving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application reopened November 23, 1954 as Vol. IV—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory, to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

857-48-BZ—Vol. II

APPLICANT—Jerome W. Perlstein, for Big Six Realty, owner (Balsam Farms, lessee).

SUBJECT—Application reopened October 19, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place a one story, class 2 structure to be used as an office and storage, in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52.0 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 6/7 in. east of Graham avenue, Block 2720, Lot 43, Borough of Brooklyn.

Laid over from March 29, 1955, to April 26, 1955, for inspection and decision; hearing closed.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district the erection and maintenance of a Class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

Laid over from March 29, 1955, to April 26, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration; then to April 26, 1955, applicant to file new decision of the Borough Superintendent as to enlarged plot.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board; then to April 26, 1955, for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department.

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a one story and mezzanine structure to be used as an automobile show-room, sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and office; using more than the area permitted.

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street, Block 6309, Lot 23, Bayside, Borough of Queens.

Laid over from April 19, 1955, to April 26, 1955, hearing closed.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application reopened January 4, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit for a period of twenty years in a business use district the erection and maintenance of an auto-showroom, gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

Laid over from March 15, 1955, to March 29, 1955, at request of the applicant, objector concurring; no further requests for adjournment to be considered; then to April 26, 1955, for inspection if necessary and for decision; hearing closed.

CALENDAR

931-54-BZ

APPLICANT—Paul Friedman, for Reincking Family Co., Inc., owner (Harry Klein, lessee).

SUBJECT—Application December 8, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of fifteen years in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one car garages, one family dwelling and private garage, and stores and one dwelling, to gasoline service station, motor vehicle repair shop (including body and fender work, welding and paint spraying) lubritorium, auto wash (non automatic), storage and sale of auto accessories and office; and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

Laid over from March 8, 1955, to March 29, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed; then to April 12, 1955, for inspection and decision; no further argument; then to April 26, 1955, for further consideration by the Board before action.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to March 29, 1955, for applicant to file revised plans as suggested by the Board; then to April 12, 1955, at request of the applicant, to file revised plans; then to April 26, 1955, for revised plans as to wall and grade of surrounding property.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

Laid over from April 12, 1955, to April 26, 1955, for inspection and decision; hearing previously closed.

319-32-BZ—Vol. III

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application reopened February 23, 1955 as Vol. III—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic); and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—East Tremont avenue and Dewey avenue, northwest corner, Block 5561, Lot 95, Borough of The Bronx.

831-41-BZ—Vol. III

APPLICANT—Max Horn, for Den-Robert Realty Co., Inc., owner.

SUBJECT—Application reopened November 3, 1954 as Vol. III—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in the residence use portion of plot the parking and storage of motor vehicles.

PREMISES AFFECTED—95 Beach 34th street, and 34-05 Sprayview avenue, southwest corner and 76 Beach 35th street, Block 306, Lots 7 and 13, Edgemere, Borough of Queens.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzin and Ethel Kotzin, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

655-54-BZ

APPLICANT—Michael Schimenti, for Joseph Bard and Alex. Levinson, owners.

SUBJECT—Application August 24, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution to permit in a business use district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—1003 Flatbush avenue, east side, 81 ft. north of Tilden avenue, Block 5126, Lot 5, Borough of Brooklyn.

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling, folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13, 29, Borough of Brooklyn.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

CALENDAR

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubratorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoremen Checkers and Clerks Social Club, Inc., owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles in a residence use district the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hilldun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

896-54-A

APPLICANT—Kitzler and Nurick, for Hilldun Corp., owner.

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Brescia, owners.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use district portion

of plot the parking of motor vehicles to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubratorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

999-54-BZ

APPLICANT—Ingram S. Carner, for Charles Schroeder, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the relocation of existing structure (bar and grill and also one family dwelling), now located on Lot 9, presently located in a retail use district.

PREMISES AFFECTED—183-01 Horace Harding expressway and 58-49 183rd street, northeast corner, Block 7067, Lot 11, Fresh Meadows, Borough of Queens.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

93-55-BZ

APPLICANT—Katz, Waisman, Blumenkranz, Stein and Weber, for Yeshiva University of New York, owner.

SUBJECT—Application February 9, 1955—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a residence and business use district the location of access to required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2501-2503 Amsterdam avenue and 481-499 West 184th street, northeast corner, Block 2149, Lots 30 and 35, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

APRIL 26, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 26, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

471-54-A

APPLICANT—Cinctech Co., Inc., lessee, for 106 West End Avenue Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

550-54-A

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.

SUBJECT—Application June 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

CALENDAR

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.

SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 East 2nd street, north side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

758-49-A—Vol. IV

APPLICANT—Herman E. Horwood, for Albert Ginsberg, owner.

SUBJECT—Application reopened March 1, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street, 5th and 6th floors; Block 205, Lot 32, Borough of Manhattan.

593-54-A

APPLICANT—John J. Tricarico, for Sandra Goldfield, owner.

SUBJECT—Application July 16, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sec. 172 (1) re required rear yard.

PREMISES AFFECTED—144 Clermont avenue, west side, 71 ft. north of Myrtle avenue, Block 2045, Lot 92, Borough of Brooklyn.

897-54-A

APPLICANT—Herman J. Jessor, for Mutual Housing Association, Inc., owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 and section 34, subdivisions 34 1(b) and 1(f) of the Multiple Dwelling Law re minimum width of yards or courts.

PREMISES AFFECTED—3850 Sedgwick avenue, southeast corner of Stevenson place, Block 3246, Lots 56, 60 and 66, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 3, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaur-

rant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises; then to May 3, 1955, for inspection.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision; hearing closed; then to May 3, 1955, for inspection and decision.

CALENDAR

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessce).
SUBJECT—Application reopened November 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, C area district the proposed one story extension, using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).
SUBJECT—Application October 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Application February 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted, and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Application March 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

Laid over from April 12, 1955 to May 3, 1955, for inspection and decision; information to be submitted by the Housing Authority in the meantime; hearing closed.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under sections 7f, 7 i and 7A of the zoning resolution, to permit in a retail use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding Boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

CALENDAR

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955.

585-41-BZ—Vol. II

APPLICANT—Thomas A. Fitzpatrick, for Fitzpatrick Enterprises Inc., owner.

SUBJECT—Application reopened March 29, 1955 for consideration re extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-02 to 109-12 Rockaway Beach boulevard and 201-209 Beach 109th street, northwest corner, Block 653, Lot 12, Rockaway Beach, Borough of Queens.

212-52-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted.

PREMISES AFFECTED—800-816 Empire boulevard, south side, 354 ft. east of Troy avenue, Block 1427, Lot 20, Borough of Brooklyn.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a

two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

1000-40-BZ—Vol. IV

APPLICANT—Patrick D. Concagh, for Mero Holding Corporation, owner.

SUBJECT—Application reopened December 21, 1954 as Vol. VI—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the rearrangement of proposed stores in basement by eliminating one of the stores in order to provide the main entrance to building on Grand Concourse instead of Field place, reducing the number of stores from six to five.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner, Block 3164, Lot 19, Borough of The Bronx.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

585-52-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Spiegel, lessee).

SUBJECT—Application reopened June 2, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

444-54-BZ

APPLICANT—Levy and Nevins, for Fred D. Robinson, owner (Herman Jacoby, lessee).

CALENDAR

SUBJECT—Application June 3, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing hand laundry in basement.

PREMISES AFFECTED—517 Manhattan avenue, west side, 84 ft. north of West 121st street, Block 1948, Lot 17, Borough of Manhattan.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Capollaro, Rose Capollaro, Executrix, owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

883-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district the installation of a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—933-941 Atlantic avenue and 504-516 Grand avenue, northwest corner, Block 2018, Lots 40, 49, 51, 52 and 53, Borough of Brooklyn.

41-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the maintenance of existing use of more than permitted percentage of floor area for manufacturing.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

42-55-A

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 3, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

50-55-SA

APPLICANT—Electric Pipe Line Inc., owner.

SUBJECT—Application January 14, 1955—Electric Pipe Line Inc., Electrical Pipe Line Equipment (fuel oil preheater), approval of.

93-54-SA

APPLICANT—Haughton Elevator Company, owner.

SUBJECT—Application January 15, 1954—Haughton Type L Interlock, approval of.

559-54-SA

APPLICANT—Liquidometer Corporation, owner.

SUBJECT—Application June 24, 1954—Liquidometer Remote and Direct Reading Float Type Gauges and Liquidometer Hydrostatic Type Gauges (for liquid level or volume of storage tanks), approval of.

480-54-SA

APPLICANT—Ohio Beverage Dispensers Inc., owner.

SUBJECT—Application May 27, 1954—Porto-Fill Unit (beverage dispenser), approval of.

960-54-SA

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.

SUBJECT—Application December 8, 1954—Linde Driox Oxygen, Nitrogen and Argon Systems and Cold Converter Storage Units, Models M-50, M-90, M-100 and M-310, approval of.

498-54-SA

APPLICANT—Fulton Boiler Works Inc., owner.

SUBJECT—Application June 10, 1954—Fulton Gas-Fired Boiler Unit (to process steam and heating), approval of.

1137-40-SA—Vol. II

APPLICANT—The Silent Glow Oil Burner Corp., owner (A. R. Birkins, agent).

SUBJECT—Application reopened July 13, 1954, for reopening as to amendment—re Coronation Oil Burner, Model No. CRN; previously approved.

903-54-SM

APPLICANT—Liquid Plastics Corporation, owner.

SUBJECT—Application November 22, 1954—Plastispray (interior wall and ceiling covering-veneer), approval of.

790-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened February 8, 1955, for reopening as to amendment—re USG Rocklath and Diamond Liner (gypsum lath) Plasterboard with Aluminum Foil Backing; previously approved.

388-48-SM—Vol. II

APPLICANT—The Bolta Company, owner.

SUBJECT—Application reopened January 18, 1955, for reopening as to approve—re Boltaflex Vinyl Sheet; previously withdrawn.

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17, Borough of Manhattan.

319-52-A

APPLICANT—Simon Heller, for General Steel Products Corp., owner.

SUBJECT—Application May 7, 1952—re Appeal from a decision re orders of the fire commissioner, and a decision of the borough superintendent.

PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.

CALENDAR

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.
 SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.
 SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.
 PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.
 SUBJECT—Application September 2, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

575-54-A

APPLICANT—Stanley H. Klein, for Anna Burns, owner.
 SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9707, Lot 47, Jamaica, Borough of Queens.

191-55-A

APPLICANT—Wechsler and Schimmenti, for Cromwell Properties, Inc., owner.
 SUBJECT—Application March 7, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 231, 53 and 217 of the Multiple Dwelling Law re construction, ventilation and egress.
 PREMISES AFFECTED—604 Riverside drive, southeast corner of West 138th street, Block 2086, Lot 54, Borough of Manhattan.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).
 SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

813-54-A

APPLICANT—Henry G. Harris, for Anna Sheinkin, owner.
 SUBJECT—Application October 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 (2a) re minimum dimensions of legal yard.
 PREMISES AFFECTED—616 East 17th street, west side, 182 ft. north of Foster avenue, Block 5237, Lot 22, Borough of Brooklyn.

985-54-A

APPLICANT—Charles M. Spindler, for Macon Operating Corp., owner.
 SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—62-68 18th street, south side, 370 ft. west of Hamilton avenue, Block 632, Lot 4, Borough of Brooklyn.

479-54-A

APPLICANT—Philip Lochman and Co., owner.
 SUBJECT—Application June 11, 1954—re Appeal from a decision of the fire commissioner re Packaging of inflammable mixtures known as "Colodion Emulsion, Red Flo Sensitizer, Blue Flo Sensitizer, and Black Flo Sensitizer" in one quart glass containers (containers not in conformity with Administrative Code requirements).

526-54-A

APPLICANT—Mary Ruth, owner.
 SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—253-40 148th avenue, south side, 225.49 ft. east of 253rd street, Block 13652, Lot 11, Rosedale, Borough of Queens.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).
 SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.
 PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

951-54-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Co., owner.
 SUBJECT—Application December 14, 1954—re Appeal from a decision of the fire commissioner.
 PREMISES AFFECTED—295-325 Green street, north side, 200.16 ft. east of Provost street to Whale Creek Canal. Block 2515, Lot 34, Borough of Brooklyn.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.
 SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.
 SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.
 PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

66-55-A

APPLICANT—Leon Seinfeld, for Celia Seinfeld, owner.
 SUBJECT—Application filed January 27, 1955—pursuant to section 310 of the Multiple Dwelling Law for variation of Sections 9, subdivision 9 and section 27, subdivision 2 of the Multiple Dwelling Law re required yards and an appeal to review decisions of the borough superintendent.
 PREMISES AFFECTED—224 Avenue N and 1494-1496 East 3rd street, southwest corner, Block 6584, Lot 10, Borough of Brooklyn (front and rear buildings).

143-55-A

APPLICANT—Max Bayerdorffer, owner.
 SUBJECT—Application February 14, 1955—re Appeal from an order and a decision of the fire commissioner.
 PREMISES AFFECTED—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond.

148-42-A—Vol. II

APPLICANT—Guerino Salerni, for Gotham Ink and Color Co., owner.
 SUBJECT—Application reopened October 14, 1953 as Vol. II—re Appeal from an order and a decision of the fire commissioner.

CALENDAR

PREMISES AFFECTED—5-19 47th avenue, north side, 174.93 ft. east of 5th street, Block 28, Lot 17, Long Island City, Borough of Queens.

296-54-A

APPLICANT—McDowell Sprinkler Corp., for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application reopened April 19, 1955 to consider amendment as to sprinkler system—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, Block 1304, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 10, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 10, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first, second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

Laid over from April 12, 1955, to May 10, 1955, for inspection and decision; hearing closed.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to

permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed.

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Bochler, for S. S. Glauber, Inc., owner.

SUBJECT—Application reopened April 3, 1951 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of use from testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Coumes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Kross, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of twenty years in a residence use district, the erection and maintenance of a business structure (stores), and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

401-54-A

APPLICANT—Leonard P. Rothkrug, for 29 Morrell Street Realty Corp., owner.

CALENDAR

SUBJECT—Application May 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the extension of existing accessory building used for motor vehicle repairs, to be used as extended for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue, 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

424-52-BZ

APPLICANT—Schatz Systems, Inc., lessee, for Samuel Danzig, owner.

SUBJECT—Application reopened April 12, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—43-45 West 67th street, north side, 100 ft. east of Columbus avenue, Block 1120, Lot 5, Borough of Manhattan.

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the residence and business use district, the extension in area and use of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs; and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

617-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., Rose Razzette, Adele M. Tazzetti and Josephine M. Razzetti, owners.

SUBJECT—Application reopened January 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the reconstruction and extension of existing gasoline service station, and the demolition of existing accessory building and the reconstruction of a new accessory building to be used as a lubritorium, car wash, motor vehicle repairs, storage and

sale of accessories and office; and to permit the installation of a pit for the lubrication of trucks and the addition of six-550 gallon gasoline storage tanks, and the reconstruction of curb cuts; and to permit the parking and storage of motor vehicles on open area of plot.

PREMISES AFFECTED—1294-1310 Sedgwick avenue, east side, 143.35 ft. south of West 169th street, Block 2530, Lots 28, 32 and 40, Borough of The Bronx.

170-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Hermine Corlis, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years the maintenance and reconstruction of existing gasoline service station, lubritorium, car wash, motor vehicle repairs, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—79-05 Little Neck parkway and 253-02 to 253-08 Union turnpike, southeast corner, Block 8690, Lot 63, Floral Park, Borough of Queens.

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of portion of the cellar as an architect's office (originally intended as a doctor's office).

PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27, 31 and 32, Borough of Brooklyn.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (warehouse), with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a one family dwelling without the required set back.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

CALENDAR

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district the erection and maintenance of twelve (12) one family dwellings without the required set back.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd drive, southwest corner of 133rd road and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue, Block 13210, Lots 1 and 4, Block 13211, Lots 1, 7 and 8, Block 13217, Lots 40, 43, 45, 47 and 33, Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

973-54-BZ

APPLICANT—Albert E. Dcer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district the reconstruction of existing gasoline service station to include, motor vehicle repairs, lubritorium, car washing and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 10, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 10, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

708-52-SM

APPLICANT—Bethlehem Steel Co., owner.

SUBJECT—Application September 22, 1952—re Bethlehem Steel Co., High Strength Bolting for Structural Joints, approval of.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1381 Lafayette avenue and 800 Edgewater road, northwest corner, Block 2762, Lot 309, Borough of The Bronx.

379-54-A

APPLICANT—David Weinbert, for James J. O'Neill, owner (A. and S. Galleries, Inc., lessee).

SUBJECT—Application May 7, 1954—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—60-62 West 67th street, south side, 100 ft. east of Columbus avenue, Block 1119, Lot 59, Borough of Manhattan.

476-49-A—Vol. II

APPLICANT—Ervin Palmer, for Mildred Berman, owner.

SUBJECT—Application reopened November 3, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—65 Fulton street, north side, 116 ft. 3½ in. west of Cliff street, Block 94, Lot 9, Borough of Manhattan.

403-53-A

APPLICANT—Joseph W. Landes, for Salvo Realty Co., Inc., owner.

SUBJECT—Application reopened January 18, 1955 for consideration as to additional objection—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—152-156 Wooster street, east side, 90 ft. south of West Houston street, Block 514, Lot 10, Borough of Manhattan.

938-54-A

APPLICANT—Simeon Heller, for 172nd Realty Corp., owner.

SUBJECT—Application December 10, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—171-20 Station road, south side, block bounded by East 172nd street, 42nd avenue, Auburndale lane and Station road, Block 5351, Lot 1, Flushing, Borough of Queens.

97-55-A

APPLICANT—Lama, Proskauer and Prober, for Ideal Clamp Manufacturing Co., owner.

SUBJECT—Application February 3, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—413-437 Liberty avenue and 187-209 Vermont street, northeast corner and 154-172 Wyona street, Block 3689, Lot 1, Borough of Brooklyn.

221-55-A

APPLICANT—Charles L. Koester, for Joseph Casa, owner.

SUBJECT—Application March 23, 1955—re Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—266-14 East Williston avenue, south side, 44.59 ft. west of 267th street and 84-20 to 84-26 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22, 28 and 31, Floral Park, Borough of Queens.

HARRIS H. MURDOCK, *Chairman*

MAY 17, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning* May 17, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

CALENDAR

112-54-BZ

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application February 17, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of existing steps and platform erected nearer than permitted to street line, and with the yard at a level above legal grade.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

424-54-A

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application May 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

257-54-BZ

APPLICANT—Ferdinand Savignano, for Raymond Bogiano, owner.

SUBJECT—Application April 12, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, the maintenance of existing steps and platform erected nearer than permitted to street line, and with the front yard to start at level of legal street grade.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

275-54-A

APPLICANT—Ferdinand Savignano, for Raymond Bogiano, owner.

SUBJECT—Application April 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application May 7, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used by a franchised automobile dealer as a show-room, storage garage, lubritorium, car wash, motor vehicle repair shop, under coating, front end alignment, new car conditioning, parts storage, sale and display of accessories, and office; and to permit the storage of customers' cars awaiting service—with business entrances and a business sign nearer the residence use district than is permitted; and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application April 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

647-54-BZ

APPLICANT—Kenneth W. Milnes, for Nicholas E. Vlasenko, owner.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the addition of motor vehicle repair shop to existing gasoline service station, show-room, used car lot and office.

PREMISES AFFECTED—1260 Hylan boulevard, south side, 39.26 ft. east of Quintard street, Block 3220, Lot 26, Grasmere, Borough of Richmond.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and the addition of four 550 gallon gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official), Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murry B. Brody, owners.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russong, owners.

SUBJECT—Application November 18, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing gasoline service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

CALENDAR

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

972-54-BZ

APPLICANT—Murray S. Cohen, for Wolf and Kindler, owners (Fordham Drug Co., lessee).

SUBJECT—Application December 23, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail I use district, the extension of existing store in a class A multiple dwelling into residence portion of lot.

PREMISES AFFECTED—2487 Creston avenue and 72 East 190th street, southwest corner, Block 3174, Lot 28, Borough of The Bronx.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car washing (non automatic), motor vehicle repairs, and office, and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

254-45-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application reopened January 4, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district the sale, storage and display of new and used cars, and to permit the erection of a gasoline service station, to be used in conjunction with an authorized auto dealer and to permit the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage.

PREMISES AFFECTED—186-25 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoc street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 17, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 17, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

615-54-SA

APPLICANT—Warren Connelly Co., agent for Norge Division of Borg-Warner Corporation, owner.

SUBJECT—Application June 22, 1954—Norge Gas Clothes Dryer, Models AG-710, AG-715 and AG-730, approval of.

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.

SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher), approval of.

144-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products, owner.

SUBJECT—Application February 25, 1954—Taylor Clay Products Face Brick (cored or solid), No. 705 Economy (3½ x 3½ x 11¾"), approval of.

145-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products Co., owner.

SUBJECT—Application February 25, 1954—Taylor Face Brick (cored or solid, various sizes, in colors), approval of.

236-54-SM

APPLICANT—Tomkins Brothers, agent for Isenhour Brick and Tile Co., owner.

SUBJECT—Application March 22, 1954—Isenhour Brick and Tile Co., Face Brick (for exterior masonry), approval of.

919-54-SM

APPLICANT—Lightolier Inc., owner.

SUBJECT—Application November 24, 1954 (Lightolier Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

165-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.

SUBJECT—Application February 24, 1954—Roddiscraft Protex Fire Door, approval of.

166-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.

SUBJECT—Application February 24, 1954—Roddiscraft Ascestocore Fire Door, approval of.

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Longfellow, agent).

SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

538-54-SA

APPLICANT—International Heater Company, owner, William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Gravity Furnace, Models GG-85-E, GG-122-E and GG-147-E, approval of.

539-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Lo-Boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E, approval of.

540-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Hi-Boy Forced Air Furnace, Models GH-65, GH-65E, GH-82 and GH-100, approval of.

297-52-SA

APPLICANT—General Electric Company, owner.

SUBJECT—Application reopened February 15, 1955, as to amendment to resolution—re General Electric Gas-fired

CALENDAR

Warm Air Furnace, Models 21LG10, 21LG20, 21LG25, 21LG30 and 21LG40, previously approved.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Co., Division of The American Laundry Machinery Co., owner L. Frank Wright, agent.

SUBJECT—Application reopened November 3, 1954 as Vol. II for test and report as to design—Huebsch "372" Tumbler (gas heated clothes dryer); previously approved re Huebsch Open End Drying Tumbler (gas heated clothes dryer).

620-51-SA

APPLICANT—York-Shipley Inc., owner.

SUBJECT—Application reopened November 10, 1953, as to amendment of resolution to additional models—re York-Heat and Yorktowne Domestic and Commercial Oil Burners (gum type), Models CHB-7, CPB-7, C7PB-1, C7B7-2, C7LB-7, CSC-5, CU-5, C7-67, CE-CM, CU-67, N-1, NE-1, NM-1, N12, NE-2, N-3, N-38, NU-1, NE-3, NM-3, T-5, LC-9 and LCE-9, previously approved.

620-54-A

APPLICANT—Howard H. Snyder, for Hotel Taft Corp.,

owner.

SUBJECT—Application July 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 67, subdivision 7(b) re egress.

PREMISES AFFECTED—761-779 7th avenue, east side, from West 50th to West 51st streets, Block 1003, Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MAY 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, May 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 19, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and Irving London.

For Opposition: Joseph C. Buerkle, Lucy Berman, Elizabeth Weithas, Pauline Decker, Theresa Clausen, Catherine V. Garven, Florence T. Cantwell and M. Garvey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A.M. for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed.

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Boehler, for S. S. Glauber, Inc., owner.

SUBJECT—Application reopened April 3, 1951 as Vol. III—re (decision of the borough superintendent) under

section 7e of the zoning resolution, to permit in a residence use district, the change of use from testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolph C. P. Boehler.

For Opposition: Louis Okin, Ira S. Robbin, W. J. Jones, Julius H. Sherman, John A. Cahill, Melvin Salberg and Ruth Ranson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for inspection and decision; hearing closed.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: J. H. Hoffnagle, William Albert, Samuel G. Thomson, Mary MacLeod and George H. Ross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for inspection and decision; hearing closed.

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f, 7i, 7A and 21 of the zoning resolution, to permit in a business use, D area district, the erection and maintenance of a one story and mezzanine structure to be used as an automobile show-room, sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and office; using more than the area permitted.

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street, Block 6309, Lot 23, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Monroe Goldwater, Samuel Rosenblum, Nathan Gelfer and Herman Mueller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to April 26, 1955 at 10 A. M. for decision; hearing closed.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: H. Leo Kapner, Clarence Taylor, Frank Caruso, Mrs. William B. Wright, DeB. Baris and Frances Vaselli.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for inspection and decision; hearing closed.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Koss, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of twenty years in a residence use district, the erection and maintenance of a business structure (stores), and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn, David Koss and Thomas A. Caliguiri.

For Opposition: George H. Ross.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for inspection and decision; hearing closed.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district, a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street (Block 3121, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Julius Miller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for inspection and decision; hearing closed.

401-54-A

APPLICANT—Leonard F. Rothkrug, for 29 Morrell street Realty Corp., owner.

SUBJECT—Application May 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street (Block 3121, Lot 23), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Julius Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for inspection and decision in conjunction with

Cal. No. 400-54-BZ; hearing closed.

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district, the extension of existing accessory building used for motor vehicle repairs, to be used as extended for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue and 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb and David Kushner.

For Opposition: Angelina Marzocco, Josephine Ciniglia, Margaret Memoli, Jennie Quiles and Olga Odrena.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A.M. for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Davis and Michael J. McCay.

For Opposition: Stanley W. Berman, C. J. Cammarata for N. Y. C. Housing Authority and Harry Ragovin.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A.M. for further hearing; applicant to send out corrected notices to affected property owners; also for inspection by committee of Board.

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954—(decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Harry Berger.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A.M. for inspection and decision; hearing closed.

507-48-BZ

APPLICANT—Lloyd and Morgan and Eugene V. Meroni, for 119 East 40th Street Corp., owner.

SUBJECT—Application reopened March 8, 1955 for extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from residence to residence, drafting room and exhibition room in conjunction with the practice of architecture.

PREMISES AFFECTED—119 East 40th street, north side, 255 ft. east of Park avenue, Block 1295, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn at request of the applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated that the borough superintendent is about to restore the previous certificate of occupancy.

Resolved, that the application be and it hereby is *with-
drawn*.

913-38-BZ—Vol. II

APPLICANT—Theodore L. Soontop, for Kew Gardens Corp., owner (Kew Gardens General Hospital, lessee).

SUBJECT—Application reopened March 8, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting in a residence and business use district, the parking of more than five motor vehicles for a term of years.

PREMISES AFFECTED—80-02 Kew Gardens road, south side, from 80th road to Union turnpike, Block 3348, part of Lot 37, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Theodore L. Soontop.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on May 23, 1939 this application (Vol. I) was granted by the Board on certain conditions under section 21 of the zoning resolution, to permit in a residence and business use district, for one year, the parking and storage of more than five motor vehicles of pleasure car type, of permanent guests of the Kew Gardens Inn, now occupied as Kew Gardens Hospital, for a term of one year; and

WHEREAS, on April 9, 1940 the term of variance was extended for a term of two years; and

WHEREAS, on March 16, 1948, March 1, 1949, March 21, 1950 and June 3, 1952 the Board amended resolution to permit extension of term of variance for a term of two years, and to permit space indicated to be occupied in connection with hospital for parking of doctors' and patients' cars; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on June 3, 1954; and

WHEREAS, this application was reopened on March 8, 1955 and set for hearing on April 19, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, new plans; and

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated March 3, 1955 acting on Misc. Applic. 802-47, reads:

"1. Extension of time beyond that approved in Resolution under Cal. #913-38-BZ must first be submitted to the Board of Standards & Appeals."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1939, and as thereafter amended by resolution adopted through June 3, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that a new Certificate of Occupancy shall be obtained; and as shown on plans filed with this application marked 'Received, March 4, 1955' (one sheet). (Misc. App. 802-47; decision of March 3, 1955)

404-54-BZ

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application May 21, 1954 (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit in a residence use district the erection and maintenance of a public health center and library, without the required loading berths.

PREMISES AFFECTED—2521-2527 Glebe avenue and 1525-1535 Overing street, northwest corner, Block 3786, Lots 34 to 39 inclusive, and lot 41, Borough of The Bronx.

APPEARANCES—

For Applicant: S. H. Greenhill.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Glebe avenue and Overing street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent dated May 14, 1954 acting on N.B. Applic. 932-51, reads:

"17. Objection repeated. Provide loading space as per Sec. 19A(a) & (c) zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, presently vacant; that it is proposed to erect a public health center and library; and

WHEREAS, the applicant further states that plans for the structure to be known as the Westchester Square Health Center and Library were approved on September 11, 1951 but that budgetary limitations precluded the Board of Estimate authorization to commence construction until 1953-54; that as the department of housing and buildings approval had expired in the interim, it became necessary to request an extension of the 1951 approval; that the borough superintendent denied the extension of approval on the ground that section 19 had been amended to include section 19-A defining the requirements for loading berths; that this amendment became effective on June 30, 1952 and was therefore not applicable to this project, the approval of which, dated September 11, 1951 was still in force; and

WHEREAS, the applicant contends that a variation would not violate the spirit of the zoning resolution in view of the fact that beyond the initial delivery of equipment and supplies, the requirements of this type of building would cause no more than infrequent and negligible loading or unloading activity from vehicular transportation; that to be compelled to provide loading berths, which would be of little practical use and rarely utilized, would be to deprive the building of much needed interior working space by reducing its dimensions; that in addition, the Board's attention is invited to note the seclusion of both Glebe avenue and Overing street, bounding the building, neither of which streets are main thoroughfares or important highways for vehicular traffic; that the Board is requested to grant a variation from section 19A so that ample space, necessary for efficient operations within this health center and library building, may be conducted in the interest of public service; and

WHEREAS, in the opinion of the Board there is no need for a loading berth in this type of occupancy and that an exception in the law was probably not considered; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 19A, subdivision j, to permit the omission of a loading berth, as proposed and as indicated on plans filed with this application, marked "Received May 21, 1954", 6 sheets, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that this variance is granted only so long as the building is occupied as a public health center and public library; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

554-54-BZ

APPLICANT—Ervin Palmer, for Frank W. Lahey, owner.
SUBJECT—Application June 30, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a lot located in a residence and business use district, the reconstruction and extension in area of accessory building on existing gasoline service station and motor vehicle repair shop, with show windows and entrances nearer the residence use district than is permitted, and to permit the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—6201-6211 Avenue U and 2067-2083 Mill avenue, northeast corner, Block 8405, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ervin Palmer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunder, Bd. of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; laid over to April 19, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Mill avenue are in residence and business use, A and D area, class 1 height districts; Avenue U is in business and unrestricted use, A and D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1954 acting on Alt. Applic. 3831-53, reads:

"1. Proposed enlarging area of gasoline service station & reconstructing bldgs. on a plot located partly within a residential & partly within a business use district is contrary to Art. 2 Sect. 3 & Art. 2 Sect. 4a-46 of the zone resolution.

2. Proposed show window & entrance to accessory bldgs. located within 75 ft. of a residential district violates Art. 2 Sect. 7A of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 140 ft. in depth, on which is located an existing gasoline service station, a parking space for more than 5 motor vehicles, sales room for auto accessories, greasing pits and lifts on it; that it is so occupied and used since its original installation on the entire property; that there are four 550 gallon gas tanks under the surface and four pumps at the front; that the use zone in 1929 was undetermined and the change to business and residence zone was made on December 12, 1930; that records show that construction was started on October 3, 1929 but the work was not fully completed until June 9, 1932, whereupon certificate of occupancy No. 67656 was issued; that it is proposed to rebuild the station; and

WHEREAS, the applicant contends that the station is antiquated and it is in need of modernization in order to take care of modern cars and present equipment; that it is proposed to enclose greasing lifts so that cars can be attended to in inclement weather; that no part of the proposed building will extend into the residence zone; and

WHEREAS, the applicant further contends that except for the fact that Avenue U became a traffic artery, the properties in this neighborhood have improved little since the erection of the subject station; that most of the homes existed at the time this station was erected; that the vacant properties still number more frontage than the built in lots; that the south side of Avenue U is unrestricted and is occupied by factories, a greenhouse and the mill basin occupies a long frontage on Avenue U; that the school property is in the next block

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with a street intervening; that the distance from the closest curb cut to the school entrance is just over 200 ft.; that some of the adjacent streets are still unpaved and Mill avenue was only paved last month; that it is not intended to use more space for parking, since the entire space was so used for all these years, nor is it intended to increase the space used for other purposes; that it is planned only to arrange the building for more useful purposes, to enclose the amount of space used for pits or lifts and to give the entire station a more pleasing and modern appearance; and

WHEREAS, the applicant states that the present owner has held title to the property since June 1, 1929; that the assessed valuation of land is \$12,000 and of the building \$2,000 making a total of \$14,000; that the building was erected 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction and rearrangement of the lawfully existing gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received June 30, 1954", 5 sheets, and "March 2, 1955", 2 sheets, *on condition* that all buildings and uses shall be removed from the premises and the premises shall be reconstructed and rearranged as indicated on such revised plans; that the accessory building shall be arranged and located substantially where proposed and shall be faced throughout the exterior with face brick; that the greasing pit for trucks may be installed in the position shown on such revised plans; that pumps shall be of a low approved type, erected not nearer than 15 feet to either street building line; that the portion in the rear may be occupied in connection with the gasoline station for the parking and storage of motor vehicles; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that under Section 7A the curb cuts may be located as herein permitted, namely two to Mill avenue and two to Avenue U of the width shown and with no portion of any curb cut nearer than 5 feet to a lot line as prolonged; that inside the intersection there shall be erected a block of concrete not less than 5 feet along either building line, which shall be not less than 12 inches in height; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that there shall be no cellar under the accessory building and it shall otherwise comply with the requirements of the Building Code; that the premises where not occupied by accessory building and tanks shall be paved with concrete or asphaltic paving; that along the lot lines where walls of accessory building do not occur there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height erected on a masonry base; that the sidewalks and curbing abutting the premises shall be reconstructed or restored to the satisfaction of the Borough President; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line at the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that under section 7i there may be minor repairs for adjustments only with hand tools maintained solely within the accessory building; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

583-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tessie and John Vernola, owners.

SUBJECT—Application July 13, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, D area district, the maintenance of existing one story, one family dwelling, of class 4 construction, at rear of lot, within the required rear yard.

PREMISES AFFECTED—990 East 56th street, west side, 355 ft. south of Avenue H, Block 7759, Lot 64, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bulletin; laid over to April 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 56th street and Avenue H are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1954 acting on Alt. Applic. 3585-54, reads:

"1. The one story Class 4 (wood frame) structure occupied as a one family dwelling located at the rear of premises within the required rear yard in a residence 'D' district area district is contrary to Art. 4 Sect. 17a of the Zone Resolution.

Note this dep't has no record of the structure as shown, except for the 18' x 48' wood frame structure shown on Alt. 2766/39."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth, on which is located two frame, one story dwellings; that the plot which is now designated as lot 64 formerly was designated as lots 64 and 65; that in 1930 lot 65 is shown as being vacant and unimproved whereas lot 64, which must have been a lot 20 ft. front by 100 ft. in depth at the northerly third of the site, had a frame building approximately 20 ft. in width by 22 ft. in depth; that certificate of occupancy No. 62172 issued October 31, 1930 after completion of work under Alt. No. 2269/27 provides for a one family dwelling; that all other extensions and additions to the building, according to the records of the department of housing and buildings have been built after 1930; that Alt. No. 2766/39 approved July 24, 1939 affecting the former lot 64 describes the building as being 18 ft. front by 48 ft. in depth; that by survey dated December 16, 1953 there is presently existing a one story concrete and stucco building, being 22 ft. 4½ in. front by 48 ft. in depth, irregular, with a one story extension at the southerly side being 13 ft. 8½ in. front by 15 ft. 2¼ in. in depth; and a one story concrete and stucco building at the southwesterly part of the plot being approximately 22 ft. front by 32 ft. in depth, irregular, extending to within 3 ft. 1½ in. to the rear lot line; and

WHEREAS, the applicant contends that the neighborhood is a sparsely developed countrified community in which the present owners have lived since they emigrated to this country; that the site is a lot 60 ft. by 100 ft. and the existing buildings occupy less area than is presently allowed in the area district in which the premises are located; that the owners could therefore have erected extensions which would have been within the limitations of the zoning resolution equal in area to the existing extensions, had they been aware that there were restrictions; that the owners of the premises increased the building by adding a room at a time, as the size of their family dictated; that the site which formerly consisted of two lots and on which there are two buildings would now be entitled to a certain number of one car garages within

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the required rear yards; that the lot directly abutting the premises has a one car garage along the rear lot line at the point where one of the extensions to the subject building encroaches into the required rear yard; that the buildings are one story in height and are each occupied by only one family and it is not proposed to increase the building in either height or area; and

WHEREAS, the applicant states that the present owner has held title to the property since July 7, 1948; that the assessed valuation of land is \$3,500 and of the buildings \$3,900 making a total of \$7,400; that the building was erected 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, this residence has been altered from a building previously used as a shed, without a permit for such alteration; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21, to permit the continuance of the second residential building on the plot, substantially as proposed and as indicated on plans filed with this application, marked "Received July 13, 1954", 9 sheets, *on condition* that the building shall not be increased in height or area and shall be used only for residential purposes and in all other respects shall comply with all laws, rules and regulations applicable thereto; that in the event the grade of East 56th street is changed, there shall be no claim for damages made as to this building; that such claim for damages, if any, shall be solely in connection with the one-story frame building as duly approved; and that all permits and a certificate of occupancy for all building on the plot shall be obtained and all work completed within six months from the date of this resolution.

613-54-BZ

APPLICANT—Burke, Green and Groh, for Francine's Tavern, Inc., owner.

SUBJECT—Application July 23, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles for patrons only—no fee to be charged.

PREMISES AFFECTED—111-04 41st avenue, southeast corner of 111th street, Block 2014, Lot 5, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: James Degnan and E. Des Champs.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; laid over to April 19, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 41st avenue and 111th street are in a residence use, D area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 25, 1954 acting on Alt. Applic. 1125-54, reads:

"1. Parking & storage of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 96 ft. frontage by 100 ft. in depth, irregular, presently vacant; that the property referred to is presently zoned as a residence district, a class 1 height district and an E area district; that the use designation has not been changed since July 25, 1916; that as of July 25, 1916 the property referred to was zoned as a one and one quarter height district and a C area district; that on May 1, 1936 the property in question was changed to its present height and area designations; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant further states that the site is levelled substantially to the grade of both streets and enclosed on all sides with a 4 ft. high woven wire fence; that the site will be surfaced with clean steam cinders, rolled and treated with a binder; that the present 12 ft. curb cut and opening in the fence along 41st avenue will be continued; and

WHEREAS, the applicant contends that this plot has been a dump for garbage and refuse for many years; that the plot was below grade until the present owner purchased the same on January 29, 1953 at which time he filled, graded, cleaned and cindered this lot and enclosed the same in woven wire fence; that the owner did not put gates on the fence and subsequently many residents of the neighborhood parked their cars on the lot; that as a result of this action, the owner received a summons on March 22, 1954 on charges of conducting a parking lot without authority in a residence district, and fines of \$25 and \$50 were imposed for violation of the parking ordinance; that this plot is the nearest location to the restaurant; that there is a small parking area in back of the restaurant at the present time, but only 18 cars can be parked therein and this is entirely insufficient for the banquets, weddings, etc. that are held weekly at this restaurant; that as of now these cars park on either side of 111th street, which is a heavily trafficked artery leading into Roosevelt avenue; that there are also bus stops and a subway station located at Roosevelt avenue and 111th street, which further complicates the parking problem; that this parking area is for patrons only and no fees will be charged; and

WHEREAS, the applicant states that the present owner has held title to the property since January 29, 1953 and that the assessed valuation of land is \$10,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and consideration has been given to the proposed use and the committee recommended that the application should not be granted; and

WHEREAS, the Board deemed that the use as proposed should not be permitted in the residence use district to the great detriment of the neighbors; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1125/54, Objection 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

664-54-BZ

APPLICANT—M. Martin Elkind, for 154 Realty Corp., owner.

SUBJECT—Application September 7, 1954 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, the erection and maintenance of a business building (store) using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—213 Madison street, north side, 156.6 ft. west of Jefferson street, Block 271, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

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For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; laid over to April 19, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Jefferson street are in a residence use, D area, class 1½ height district; Madison street is in residence and local retail use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 23, 1954 acting on N.B. Applic. 88-54, reads:

"1. Proposal to erect a store in a residence use district is contrary to Art. II Sect. 3 of the Zoning Resol.

2. Proposal to erect a structure on an interior lot in a D area district occupying in excess of 55% of the area of the lot at the curb level is contrary to Art. IV Sect. 14(c) of the Zoning Resol.

3. Proposal to erect subject structure in a D district located in a residence district requires a minimum depth of rear yard at its lowest level of 25 feet. Art. IV Sect. 14(a) of the Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 26.1 ft. frontage by 100.2 ft. in depth, presently vacant; that the property referred to is presently zoned as a residence district, class 1 height district and a D area district; that as of July 25, 1916 the property was zoned as a business district, a B district and 1½ times height district; that on March 1, 1939 the zoning was changed to retail D and class 1 districts and on March 17, 1953 the present residence designation became effective; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states that it is proposed to erect a one story and cellar structure of masonry walls, wood floor and roof beam construction and plate glass story type construction at front with brick parapet walls and jambs; and

WHEREAS, the applicant contends that although the proposed store building use is contrary to the provisions for a residence district, the presence of this type of structure among the 5 and 6 story old law multiple dwellings now existing on adjoining properties, cannot be considered detrimental to the standards or character of such adjoining property; that the subject property being a vacant lot can only become, in this neighborhood, the residue of refuse of all kinds and will develop in time to become an unsightly and unsanitary plot on this street; that there is no possible conforming use with which this property can be practically improved; that there is ample provision against the possibility of future change in the character of this side of the street on which the subject premises is located, by reason of the term of years which would be applied to an approval should the Board grant this variance; that there is at present a store existing at No. 207 Madison street, which is an eyesore; that the proposed construction will therefore not be a unique condition on this street and will be an attractive adjunct to the appearance of the street; that although the proposed building exceeds the area limitations for this district, the bulk of the building is far less than a building of conforming area and the same heights as the adjoining buildings; that these adjoining properties benefit by reason of the low height of the proposed structure to a far greater degree than they suffer any detrimental effect by reason of the excess area; that although the required yard depth is not proposed in this case, no useful purpose can be served in limiting this construction to required maintenance of the legal yard depth; that the proposed yard depth would be no less than that of the adjoining 5-story buildings on each side and it would be of no benefit to require a

single lot in this block to maintain a deeper yard than that prevailing, particularly since the proposed structure would be but one story in height; and

WHEREAS, the applicant states that it is proposed that the use be restricted to that permitted in a retail district; and

WHEREAS, the applicant states that the present owner has held title to the property since March 31, 1949 and that the assessed valuation of land is \$6,200; and

WHEREAS, the premises and the surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that business uses exist all along Madison street in this block and that the use proposed here would not be detrimental to the housing development opposite; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the zoning resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years as to use and under section 21 as to extension of area, to permit the construction of the one-story store building, substantially as proposed and as indicated on plans filed with this application, marked "Received September 7, 1954", 4 sheets, *on condition* that the building shall not be higher than proposed; that a yard of the depth shown shall be maintained at the rear; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the use of such building and the cellar shall be as permitted in a local retail district; that suitable fences shall be maintained along the lot lines at the rear and either side beyond the building; that signs shall be restricted to such signs as would be permitted in a local retail district; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

851-54-BZ

APPLICANT—Andrew DiCamillo, for Jennie Birnbaum, owner.

SUBJECT—Application November 8, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a retail use, C area district, a one story extension using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—434 86th street, south side, 237 ft. 13½ in. east of 4th avenue, Block 6045, Lot 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 86th street and 4th avenue are in a retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1954 acting on Alt. Applic. 3948-54, reads:

MINUTES

"1. Proposed extension exceeds area for a 'C' area district & violates Art. 4 Sect. 13b & 19e of the zone resolution.

2. Proposed extension encroaches upon required rear yard & violates Art. 4 Sect. 17a of the zone resolution." and

WHEREAS, the applicant states that the premises consist of a plot, 20 ft. frontage by 100 ft. in depth, on which is located a two story brick building on the front of the lot 20 ft. wide and 55 ft. deep; that the building is occupied by a store on the 1st floor and by a dentist and one apartment on the 2nd floor; that it is proposed to construct an extension on the 1st floor in order to increase the area of the store; that this extension will occupy the balance of plot 20 ft. wide and 45 ft. deep; that section 13b permits an extension up to 60% the balance of plot or 540 sq. ft.; that the proposed extension will occupy 900 sq. ft. or an excess of 360 sq. ft.; and

WHEREAS, the applicant contends that the owner is at present doing business at 446 86th street and his premises occupy the full plot; that his business consists of hardware, household appliances, radio, television and electrical appliances; that the owner purchased the subject premises on October 15, 1947 with the thought of future expansion; that this 20 ft. by 100 ft. plot is assessed at \$26,000 for the land and \$11,000 for present building making a total of \$37,000; that the present 1st floor is too small for the land value and economically unsound; that the adjoining lot 20 to the east is fully occupied on the 1st floor and contributes no yard on the 1st floor; that the adjoining building on lot 17 to the west is built to within 10 ft. of the rear lot but is 2 stories high for full depth; that in block 6045, the following lots are fully built upon the 1st floor—20, 23, 25, 29, 30, 33, 39, 51, 56 and 58; that in addition, lots 46 and 66, while not fully built upon, are built up to the rear lot line and none of these lots contribute a rear yard on the 1st floor; that all plots directly to the rear of the subject premises are built right to their rear lot lines; that the building was erected in 1921; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Regulation, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the one story extension of the existing store building, substantially as proposed and as indicated on plans filed with this application, marked "Received November 8, 1954", 2 sheets, and "February 23, 1955", 2 sheets, *on condition* that the proposed extension shall not be increased in height or area beyond what is now shown and proposed; that there shall be no windows opening in the side and rear lot line walls to adjoining premises; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

865-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Company, owner.

SUBJECT—Application November 16, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business use district the extension to accessory building on existing gasoline service station, to include the existing uses of lubritorium, car washing (non-automatic), storage and sale of home and auto accessories, and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—71-02 to 71-20 Northern boulevard, 33-02 to 33-12 72nd street, southwest corner, and 33-01 to 33-09 71st street, Block 1244, Lot 1, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Walter V. Bouquet, Gustav A. Havemeyer, A. Lanes, Ida Havemeyer, Anna J. Clune, Harry Kavros, Mrs. L. Eckert, Mrs. S. Muggeo, Emil Eckert, Palmo Prete, Anna Valeska, Mary C. Mills, Mrs. Joseph M. Cordonat and Coleman L. Flynn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, B area, class 1½ height district; 71st street and 72nd street are in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 19, 1954 acting on Alt. Applic. 2178-54, reads:

"1. The proposed extension of a gas station, lubritorium, home & car accessories and parking for more than 5 cars to a gas station, lubritorium, car washing (non-automatic), home & auto accessories and parking of more than 5 cars in a business zone is contrary to Art. II Sec. 4 (46, 15 & 52) of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth; that the property referred to is presently zoned as a business district, a class 1½ height district and a B area district; that as of July 25, 1916 the property in question was in an unrestricted district and the present use designation became effective on July 31, 1947; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the premises in question were erected under N.B. 283-44 for which certificate of occupancy No. Q62991 was issued for gas station, lubritorium, home and car accessories and parking of more than 5 cars; that it is proposed to construct an addition 15 ft. 6 in. by 32 ft. to existing accessory building; and

WHEREAS, the applicant contends that the area is largely devoted to existing non-conforming uses and there are many gas stations along this main artery of travel; that as shown on plan of existing conditions there is an outside wash bay which is now proposed to be enclosed; that this new bay will be approximately 15 ft. 6 in. by 32 ft. and will match the existing building; that when this bay is added to the present building it will still be approximately 73 ft. from the building line of 72nd street and the rear and front line will be in line with the present building; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1944; that the assessed valuation of land is \$7,000 and of the building \$1,000 making a total of \$8,000; that the building was erected 1944; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the lawfully existing gasoline service station to be extended as proposed and as indicated on plans filed with this application, marked "Received November 16, 1954", 4 sheets, so as to provide an additional bay approximately 13 feet in width by 30 feet in depth as shown on such plans, for use for car washing of the non-automatic type, *on condition* that in all other respects the building and occupancy shall

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comply with all laws, rules and regulations applicable thereto, in accordance with the requirements of Certificate of Occupancy #Q62991 and to the satisfaction of the borough superintendent and the fire department; that the premises and use shall not be further extended; that all permits, including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

992-54-BZ

APPLICANT—Samuel Rosenblum, for R and K Corp. and 1050 Sixth Avenue Corp., owners.

SUBJECT—Application December 27, 1954 (decision of the borough superintendent), under sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, B area, class 2 height district, the erection and maintenance of an extension to existing twenty-three story structure (lot 1) on adjoining portion of plot (lot 91), without the required setbacks and without the required off-street loading berths.

PREMISES AFFECTED—59-65 West 39th street and 1040-1052 Avenue of the Americas, northeast corner, Block 841, Lots 1 and 91, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to April 19, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 39th street and Avenue of the Americas are in a retail use, B area, class 2 height district; and

WHEREAS, the decision of the borough superintendent, dated December 17, 1954 acting on amendment to Alt. Applic. 1463-54, reads:

"1. Proposed street wall setbacks of new extension to existing building should comply with Sec. 8 Article III Zoning Resolution.

2. Provide off-street loading berths for extended portion of existing building as per Sec. 19A Article IV Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 137 ft. 10¼ in. in depth, on which is located a 23-story class 1 offices and showroom and manufacturing building covering 100 ft. on West 39th street and 98 ft. 8¼ in. on Sixth avenue; that to the north are two small buildings, one 4-story and the other 5-story, covering a frontage of 39 ft. 2 in. on Sixth avenue; that it is proposed to demolish these two small buildings and extend the present 23-story structure to cover the plottage 39 ft. 2 in. to the north; that both portions are under the same ownership, although different corporate names for accountancy efficiency; and

WHEREAS, the applicant contends that the 23-story portion was erected in 1925 under N. B. Applic. 208-25 for which certificate of occupancy No. 10234 was issued; that in 1932 the cellar was altered to permit a restaurant and superseding certificate of occupancy No. 18389 was issued; that at the time of the erection of the building the premises were in a 2 times height zone and the building was erected in accordance therewith and the existing setbacks provided; that the zoning today is in a class 2 height district which provides for 1½ times width of the street; that to carry out this change in classifica-

tion would provide an irregular series of setbacks and present a distorted front; that it is desired to have a homogeneous elevation so that the new section can be made to match the old part and present an artistic design for the entire front; that the present setbacks start at the 17th floor and it is desired to dovetail the new portions floor by floor with the old part; that as the building is only 23 stories this would make the upper six stories match the existing structure; that as to the loading berth, the proposed addition is but slightly in excess of the initial requirement for the loading berth; that it is intended to limit the occupancy to office type use wherein there would be no necessity for trucks to drive up and constantly load and unload; that actually the entire additional gross floor area provided is under 85,000 sq. ft. and there would be no loading berth required for this section, per se, for 75,000 sq. ft.; that taking cognizance of space taken up by toilets, hallways, etc., the usable space is slightly more than the 75,000 sq. ft. requirement; that if the building were erected as a separate unit there would be no requirement for a loading berth; that the proposed addition will eliminate two small structures and provide a homogeneous unified building harmonizing structurally with the existing setbacks; and

WHEREAS, the applicant states that the present owner has held title to lot 1 since May 1, 1953 and to lot 91 since December 1, 1954; that the assessed valuation of land is \$730,000 and of the building \$1,265,000 making a total of \$1,995,000; that the building was erected 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted the relatively small size of the proposed addition to the existing building and the absence of a loading space in the building to be extended and recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the zoning resolution, and is therefore entitled to relief as to area and height on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area and height district regulations of the zoning resolution and that the application be and it hereby is *granted* under section 21 as to height, to permit the setbacks similar to those now existing for the existing building to which this is an addition and under Section 19A, paragraph j, to permit the omission of the loading berth, all as shown on plans filed with this application, marked "Received December 27, 1954", 7 sheets, and "March 1, 1955", 1 sheet, *on condition* that all deliveries to or from the building shall be made after hours; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 19, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

262-36-A—Vol. III

APPLICANT—Joseph A. Marck, for Rosemarie Millford, owner.

SUBJECT—Application reopened November 9, 1954 as Vol. III—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-34 Riverside drive, south side, 60 ft. east of Riverside drive, 3rd floor, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

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APPEARANCES—

For Applicant: Joseph A. Marek.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 18, 1954, on Alt. App. 233-54, reads:

"1. Proposed arrangement and inclusion of kitchen on third floor is contrary to approval of Board of Standards and Appeals case. 262-36-A."

and

WHEREAS, the applicant states the building is 3 stories in height, 40 by 50 feet in area, of Class 4 construction erected in 1902 on a lot 180 ft. front by 100 ft. in depth, in a residence use, G1 area, Class 1 height district, used and occupied since 1936: Cellar—ordinary; 1st floor—nursing home, 9 persons; 2nd floor—owner's livingroom and nursing home, 8 persons; 3rd floor—owner's quarters; now proposed to be used: Cellar—ordinary use; 1st floor—nursing home, 11 persons; 2nd floor—nursing home, 12 persons; 3rd floor—owner's quarters. The building is provided with one 3 ft. wide wood stairs, enclosed with plaster partitions and one fire stair on the rear; and

WHEREAS, Certificate of Occupancy #Q86050 was issued December 22, 1952, upon completion of alt. App. 930/52 so as to permit the following use and occupancy: Cellar—storage; 1st floor—nursing home, 9 persons; 2nd floor—nursing home, 8 persons; 3rd floor—attendant in direct charge, number of persons unstated, and this certificate expires July 17, 1956; and

WHEREAS, the applicant states that in order to make the living quarters for the owner a little more comfortable, it is proposed to rearrange the rooms on the 3rd floor to better meet their requirements; that no additions are to be made; that proposed changes are for existing rooms only; that it is proposed to change the locations of bathroom, livingroom and kitchen, as indicated on plans filed with this appeal; that at present the owner uses a room on the 2nd floor as a livingroom; it is proposed to use this space as a bedroom for 2 or 3 patients and in the rearrangement of the 3rd floor a new living room will be provided for the owner's occupancy; and

WHEREAS, on September 29, 1936, under Vol. I of this appeal, the Board modified a decision issued by the Borough Superintendent August 21, 1936 (No. 2133) so as to permit the use of the building for a term of five years as a nursing home on condition that the number of persons shall not exceed seven, and all patients be housed on the first floor of the building; and that if the owner desired to use the 2nd floor for the same purpose, it may be so used, provided the number of occupants thereof does not exceed seven; and an exterior fire escape is erected, providing direct access from the 2nd floor without passing through any bedroom; and

WHEREAS, on March 17, 1942, this appeal was reopened and resolution amended so as to extend the term of variance for an additional term of five years, on condition that the number of persons not exceed 9 on the 1st floor and 8 on the 2nd floor; and

WHEREAS, on April 8, 1947, the appeal was again reopened and the term of variance extended for five years, and again reopened and amended on July 17, 1951, to extend the term of the variance for an additional term of five years; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 29, 1936, and as amended by extension of term on July 17, 1951, expiring on July 17, 1956, to permit the proposed rearrangement

of the premises as indicated on plans filed with this request for amendment marked, "Received, October 19, 1954" (8 sheets) and revised plans marked, "Received, March 14, 1955" (3 sheets) to permit the main kitchen to be located in the cellar where shown and also to permit the attic floor to be used as an apartment for the operator, with a room as kitchen, as indicated on plans marked, "Received, October 16, 1954"; that the number of patients may be increased to eleven on the first floor and ten on the second floor on condition that only ambulatory patients shall be permitted to be housed on the second floor; that no blind patient or amputee shall be maintained above the first floor; that there shall be a wet sprinkler system constructed and maintained throughout the building complying with the requirements therefor, and an automatic fire alarm system shall be maintained in accordance with the requirements therefor.

145-49-A

APPLICANT—Rev. Peter D. Duhart, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from decision of the borough superintendent; previously granted on condition for a term of years.

PREMISES AFFECTED—535 West 159th street, north side, 300 ft. west of Amsterdam avenue, Block 2118, Lot 52, Borough of Manhattan.

APPEARANCES—

For Applicant: Rev. Peter D. Duhart.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1949, on certain conditions; and

WHEREAS, the term of variance was extended on April 24, 1951 and May 12, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 7, 1949, as thereafter amended by resolutions adopted through May 12, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted for a term of two years from the date of this amended resolution, to permit * * *;

that other than as herein amended the resolutions above cited shall be complied with in all respects and that a new Certificate of Occupancy shall be obtained. (Alt. App. 91/49)

731-51-A—Vol. II

APPLICANT—Fred Weinstock, for Lorrain Woodworking Company, owner.

SUBJECT—Application for consideration—for amendment as to extension of use and new decision of the Borough Superintendent.

PREMISES AFFECTED—9902 Avenue D, southeast corner of East 99th street, Block 8132, Lot 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: Fred Weinstock.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, restored to the calendar and resolution amended.

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THE VOTE TO REOPEN—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE VOTE TO AMEND RESOLUTION—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1955, on amendment to Alt. App. 2980/50 reads:

"25. Proposed extension is not in accordance with Bd. of Standards and Appeals approved and you are referred back to the Board of Standards and Appeals.

Note: premises were subject of B.S.A. variance under Cal. #686-50-A and #731-51-A."

and

WHEREAS, the applicant states the building is 1 story in height, 106 ft. front by 129 ft. in depth, erected in 1925 of Class 3 construction, on a lot 241.16 ft. by 187.1 ft. deep in an unrestricted use, A area, Class 1 height district; used and occupied since 1925 as a lumber yard and for storage of millwork on the 1st floor and for office on the mezzanine. The building is proposed to be increased to 241.16 ft. front by 166 ft. 10 in. in depth, in Class 3 construction and used as a lumber yard and for storage and millwork; and

WHEREAS, the applicant states that the new construction proposed will not encroach on the bed of a mapped street; that it is proposed to remove the remaining wood buildings on site which have become obsolete and replace them with a sprinklered Class 3 constructed building, as indicated on plans filed with this appeal; and

WHEREAS, the applicant contends that the proposed extension of the building is required so that all materials and operation can be carried on within one building without going outdoors, thus resulting in an improved and more efficient working operation; and

WHEREAS, this appeal was dismissed because there was no appearance for the applicant; and

WHEREAS, the appeal has been reopened and restored to the calendar.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted by the Board on February 26, 1952, by adding thereto:

"that the proposed addition may be permitted, as indicated on revised plans marked 'Received February 16, 1955' (2 sheets), and as passed on by the Borough Superintendent on amendment to Alt. App. 2986/50, objection dated February 16, 1955, on condition that such new construction shall not encroach further on the bed of a mapped street; and that in all other respects the building shall comply with all laws, rules and regulations applicable thereto."

290-52-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Toby Appel-
man, owner.

SUBJECT—Application reopened July 7, 1954 as Vol. II—
re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—76-78 Willoughby street, south
side, 62 ft. 5 in. west of Bridge street, Block 152, Lot 31,
Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel F. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert
and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the additional decision issued by the Borough
Superintendent June 17, 1954, on Alt. App. 2831/51, reads:

"8. Provide two means of egress from all floors
complying with Sec. 270 of the Labor Law.

9. Floor used for factory purposes to be good for a
liveload of 120 lbs. per sq. ft. 7.3.2.3.

10. Wall thickness for commercial building 5 stories
high to be 16" at first story. 8.4.2.4."

and

WHEREAS, the applicant states the building is 5 stories, 55
feet in height, 45 ft. front by 51 ft. 2 in. deep, Class 3 con-
struction, erected in 1920 on a lot 45 ft. front by 100 ft. deep,
in an unrestricted use, B area, Class 2 height district; used
and occupied since February 7, 1953: Cellar—boilerroom and
ordinary storage; 1st floor—two retail stores; 2nd floor—
offices and optical shop, 13 persons; 3rd floor—offices and
dental laboratory, 8 persons; 4th floor—dwelling, 1 family;
5th floor—offices and shop, 11 persons. Now proposed to be
used and occupied without change. The building is provided
with one 3 ft. 8 in. wide steel stairs, masonry enclosed,
equipped with fireproof, self-closing doors and leading from
roof bulkhead direct to street and one fire escape at rear
extending to street by stair and to yard by stair with egress
from its lowest termination through rear yard of adjacent
building to the street; window and door openings on course
thereof are fireproof, self-closing; and

WHEREAS, on March 3, 1953, under Cal. No. 290-52-A,
Vol. I the Board modified a decision of the Borough Super-
intendent dated December 7, 1951, and redated April 15, 1952,
relating to the change of use in a Class 3, five story building
exceeding 50 ft. in height so as to permit the use of the
building, substantially as then proposed, on condition that
the use be as then proposed and the building not be increased
in height or area and in all other respects the building shall
comply with all laws, rules and regulations applicable there-
to; and

WHEREAS, at the time of the action by the Board under
Vol. I of this calendar number there was no factory occu-
pancy proposed in the building; and

WHEREAS, the applicant now states that the new objections
issued by the Borough Superintendent June 17, 1954, arise
from the change in the specific designations of the spaces
on each of the 2nd, 3rd and 4th floors to shop instead of
offices as previously shown; and

WHEREAS, the applicant states it is now proposed to obtain
a certificate of occupancy permitting the following uses and
occupancies:

Cellar—boiler room and storage

1st Floor—6 persons—2 stores

2nd Floor—9 persons—4 offices; 4 persons—4 optical
shop

3rd Floor—6 persons—4 offices; 1 person—Dental Labo-
ratory; 1 person—Scientific Instruments

4th Floor—5 persons—1 Family and Offices

5th Floor—7 persons—3 Offices; 4 persons—Shop (Shoe
Bows)

and

WHEREAS, the applicant contends that these small shops
which have a maximum of 4 persons occupying them, work-
ing with hand tools, do precision work of a highly skilled
nature; that the materials used are light in weight and will
never exceed the floor capacity of 60 lbs. per square foot;
that the maximum liveload capacity of 60 pounds per square
foot will be indicated on a small scale floor plan which will
also indicate the nature of the specific areas used for shops
as noted on plans filed with this appeal and will be posted in
the public hall on each floor; and

WHEREAS, the applicant contends as to Objections 9 and
10, that a variance should be granted as to these objections
because the building is soundly constructed with no visible
evidence of any past distress of the floors or masonry; that
the floors are entirely level and the masonry walls show no
cracks of any kind; that the proposed loads will at no time

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impose any stresses in the structural material which will be in excess of those allowed by the building code; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 2831-51, Obj. No. 8, and that the appeal be and it hereby is *granted, on condition* that the premises shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received, June 23, 1954" (11 sheets) to permit such spaces as are now being used for factory work, namely: second floor—optical shop; third floor—dental laboratory and scientific instrument shop; and fifth floor—shoe bow factory; that the building shall not be increased in height or area; that no additional spaces shall be maintained or used for manufacturing purposes, other than the spaces cited above; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; that the fourth floor may be continued as proposed for residential occupancy provided the means of exit are maintained as proposed including the stairway to the roof in connection with the rear fire escape to the yard; as to Objection No. 9, that such spaces used for factory purposes as cited above shall have a floor loading not less than sixty pounds per superficial foot and shall be so posted; that as to Objection No. 10, that the existing condition as to the wall may be continued if upon inspection by the Borough Superintendent such walls are found to be in good structural condition and sufficient for the loading; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

613-52-A—Vol. II

APPLICANT—Lucien David-Schoen and Hennessy, for Valentina Gowns, Inc., owner.

SUBJECT—Application reopened February 1, 1955 as Vol. II—re Appeal from a decision of the Borough of superintendent.

PREMISES AFFECTED—21 East 67th street, north side, 50 ft. west of Madison avenue, Block 1382, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Lee Schoen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Kaeting and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 9, 1954 on amendment filed December 8, 1954, to Alt. App. 155/52, showing the proposed construction of an elevator shaft, a new metal stair and stair enclosure in lieu of fire-retarding the existing stairhall, reads:

"Exits now proposed are not in accordance with plans approved by B.S. & A. Resol. 613-52-A."

and

WHEREAS, the applicant states that a modification of the resolution adopted under Vol. I of this calendar number for purpose of considering an improved exit condition is requested so as to accept a new 3 ft. wide steel stairs, enclosed in a fireproof partition, equipped with fireproof, self-closing doors to replace the approved wooden stairs in a fire-retarded enclosure to replace a completely wooden stairs that serves only two floors with an elevator in a fireproof enclosure; and

WHEREAS, the applicant contends that the existing open stairs is not a required stairway; that the building will retain two existing independent means of egress, consisting of the new steel enclosed stair and the fire escape with the fire-retarded passage; that the cellar will have egress by the

new stair and an engineer's ladder as approved; that the proposed steel stair will provide increased protection as it will run continuously within one enclosure from cellar to roof and enclosure will be of steel and masonry rather than fire-retarded wood and plaster; that the removal of the open decorative accommodation stairway, connecting the ground, 2nd floor and 3rd floors and its replacement with an elevator within a legal 3-hour enclosed shaft equipped with fireproof, self-closing doors will eliminate any open connection between the floors; and

WHEREAS, the applicant states that all other conditions of the resolution adopted by the Board will be complied with; that the rear fire escape and fire-retarded passageway will be maintained; that there will be no change in the approved cellar exits and the approved use, occupancy, height and extension of the building will be retained as originally permitted by the Board; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1953, under Volume I by adding thereto: that in the event the owner desires to construct a new steel stairs and elevator, as now proposed and as indicated on plans filed with this request for amendment marked, "Received, January 3, 1955" (4 sheets), such stairs may be in substitution of the stairs previously proposed under the resolution cited above provided that in all other respects the resolution cited above shall be complied with.

460-53-A

APPLICANT—Joseph Levy, Jr., for Sullivan Greenwich Corp., owner.

SUBJECT—Application reopened December 15, 1953, as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-218 Sullivan street, west side, 175 ft. 2½ in. north of Bleecker street, Block 540, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Levy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 14, 1954, on amendment to Alt. App. 788 of 1953, reads:

"1. Proposed use of the existing rear fire escape as a means of egress in a factory building over (5) five stories in height is contrary to Section 271 of the Labor Law. Fire escape has no proper terminal."

and

WHEREAS, the applicant states the building is six stories, 75 ft. 9 in. in height, 34 ft. 9½ in. in depth, at street level, 84 ft. 9½ in. front by 90 ft. in depth at typical floor level, of Class 3 construction, erected 1899, located in a residence use, C area, Class 1¼ height district, and used and occupied since 1900: Cellar—storage and boiler room, five persons; first to sixth floors—factory, 56 persons per floor; the building is provided with an approved two-source sprinkler system, and approved interior fire alarm system, and regular monthly fire drills are maintained, there is one 3 ft. 8 in. wide interior wood stairs enclosed in partitions of wood stud, metal lath and cement plaster equipped with fireproof self-closing doors and extending from roof bulkhead direct to street and one fire escape on the rear extending to roof by stair with egress from its lower termination by counter-balanced stairs through yard and building at 116 MacDougal street; and

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WHEREAS, the applicant states that the sprinkler system is supplied by a 10,000 gallon gravity tank and a 7,500 gallon pressure tank located on the roof; that the rear fire escape consists of 4 ft. wide balconies with 2 ft. wide, 45 degree connecting stairs from second floor to roof, that balconies and stairs on the fire escape are provided with 5 ft. high guard rails on the outside and 3 ft. high rails on the inside of the stairways, windows and doors on the course of the fire escape are fireproof wide glassed automatic self-closing and iron steps have been provided to sill level, that window and door openings in the north and south lot line walls are equipped with steel shutters, that all windows in the rear wall, except those along the course of the fire escape, are equipped with steel shutters, that there are three elevators in the building enclosed in fireproof shafts equipped with fireproof self-closing doors, that the first and second floors have been designed for 250 lbs. live load and the upper floors for 200 lbs. live load, that the number of occupants is limited to the primary means of exit with allowance for the sprinkler system; and

WHEREAS, the applicant states that Alt. App. 1276 of 1916 was approved to enclose the present interior stair with fire resisting partitions and to replace the fire escape at the rear with new iron stairway from yard of adjoining building to roof, and approved by the Labor Department April 15, 1916 as a secondary means of egress, that at the time the building was used as a paper box factory, that the sprinkler system was installed under Alt. App. 2839 of 1916; and

WHEREAS, the applicant states that it is now proposed to install an additional stairway from the cellar to the first floor hall enclosed in fireproof partitions at cellar equipped with fireproof self-closing door in addition to the present fireproof enclosed stairs on the south side of the building and the present stairway at the rear of the building; that the cellar will be used for storage in conjunction with the first-floor by one tenant; that the upper floors will be occupied by individual tenants for manufacturing and the entire building has been modernized in all respects; and

WHEREAS, under Cal. No. 460-53-A, Vol. I, appeal from the decision of the Borough Superintendent dated May 26, 1953, on Alt. App. 788 of 1953, as to the use of the rear fire escape as a means of egress in a building over five (5) stories in height was denied by the Board without prejudice to a request for a rehearing based on reconstruction of the interior stair and other improvements; and

WHEREAS, this appeal was reopened by a vote of the Board December 15, 1953; to consider a new proposal; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 788 of 1953, Objection No. 1 and that the appeal be and it hereby is *granted*, to permit the two means of exit, as proposed, consisting of a primary means of exit leading to the street, properly enclosed, and a rear fire escape with an exit through adjoining premises as proposed and as indicated on plans filed with this appeal marked, "Received, November 20, 1953" (2 sheets) and "September 16, 1954" (10 sheets), *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; that the sprinkler system and fire alarm system and fire drills shall be maintained in accordance with the requirements therefor and to the satisfaction of the Fire Commissioner; that exits from the cellar shall be as proposed, properly enclosed; that all windows along the course of the fire escape shall be equipped with fireproof windows or steel shutters except for the door as shown as an entrance to such fire escape; that such means of exit to adjoining property shall be subject to the easement, as filed, from the adjoining owner referred to as agreement made July 23, 1953; that this variance as to the exit of the rear fire escape shall continue only so long as the terms of the easement are in effect; that the occupancy

per floor shall be limited to the number of persons permitted for the primary means of exit.

174-54-A

APPLICANT—Lama, Proskauer and Prober, for 351 Jay Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—351 Jay street, east side, 150 ft. south of Myrtle avenue, Block 147, Lot 9, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 14, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1954, by adding thereto:

"that the fire-retarded partition next to the main stair within the fire-retarded stair enclosure from the 1st to the 7th floors may be omitted; and that one of the two windows facing fire escape B from the 1st to the 7th floors may be bricked up, provided the other window is maintained in condition so as to be available for access to the fire escape, as now indicated on revised plans marked Received March 24, 1955, (7 sheets), and as passed on by the Borough Superintendent under Alt. App. 4790/53, Objection 2, dated March 18, 1955."

564-54-A

APPLICANT—Daniel Laitin, for 14 Warren Street Corp., owner (Haber and Fink, Inc., lessee).

SUBJECT—Application for consideration—reopening as to amendment to sprinkler system—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—12-14 Warren street, north side, 190 ft. west of Broadway, Block 135, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Daniel Laitin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 1, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1955 by adding thereto: that the existing dry sprinkler system, equipped with sprinkler heads, with siamese at the

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building line, and with fire alarm connected to an approved central station, may be permitted to remain in lieu of the above requirement for installing of one-source sprinkler system as now indicated on revised plans marked, "received, March 29, 1955" (one sheet) *on condition* that in all other respects the requirements of the resolution above cited shall be complied with. (Alt. 418/50)

643-54-A

APPLICANT—Harry A. Yarish, for Stanley Yarish, owner.
SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—96 Warren street and 283-289 Greenwich street, northeast corner, Block 137, Lot 14; 4th floor, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 23, 1954, acting on Alt. App. 575/53, reads:

"6. Provide two lawful means of egress from each floor area, including cellar, as per Sec. 270 of the Labor Law.

Note—Fire escape not accepted as lawful means of egress under Sec. 270 of the Labor Law.

"7. Show floor construction in factory areas adequate for 120 lbs. per sq. ft. liveload as per 7.3.2.3 B.C."

and

WHEREAS, the applicant states the building is 4 stories, 40 feet in height, 50 ft. by 75 ft. irregular in area, of Class 3 construction, erected prior to 1892 in an unrestricted use, A area, Class 2 height district; used and occupied since January 15, 1954, as follows: Cellar—sale and storage of hardware, 4 persons; 1st floor—stores, 16 persons; 2nd floor—offices, 10 persons; 3d floor—offices, 12 persons; 4th floor—factory and offices, 12 persons; no change in use or occupancy is proposed except to increase the number of persons on the 4th floor to 20 persons. The building is provided with one 3 ft. wide metal stairs, enclosed in brick and stud partitions; stairhall leads to roof bulkhead and direct to street. There are no door on stairhall openings; and

WHEREAS, it is proposed to erect one fire escape at rear with egress to street from lowest termination through a passageway of one-hour construction; and

WHEREAS, Violation #3677/54 was issued June 8, 1954, for occupying the 4th floor as factory contrary to Alt. 575/53 which permitted office use; and

WHEREAS, the applicant states the cellar was formerly in use for the manufacture of phonograph records prior to 1954 and up to 1953; that it is now used for the storage and sale of hardware; that the manufacturing on the 4th floor consists of the assembly of electric fans from finished parts; and the number of employees varies from 2 to a maximum of 20, due to the fact the work is seasonal; that the building is equipped with one interior metal stairway with marble treads enclosed with brick walls on two sides and with studs covered with sheetrock on the third side and open on the fourth side; and that the present stair enclosure will be enclosed by covering existing studs and new stud partitions on both sides with Firecode 60, as approved by the Board under Cal. No. 171-52-SM; that it is proposed to replace existing fire escape at rear with a new fire escape in accordance with Section 273 of the Labor Law; that it is further proposed to provide a passage leading to the fire escape on each floor and an additional passage from the termination of fire escape at 1st floor leading to street; all passageways will be constructed of wood studs with Firecode #60 on both sides; that fire steps will be provided where partitions extend at

right angles to floor beams; that ceilings of passageways will be covered with Firecode 60; that a good portion of the cellar is in use as boilerroom and a motor room and elevator shaft; that the cellar has two stairways, one under main stairs leading to Warren street and the other on Greenwich street covered with a sidewalk metal door easily openable on the underside; that a small portion of cellar remains for commercial use; and

WHEREAS, the applicant contends as to Objection 7, that the floor loads vary from 70 lbs. to 120 lbs. per superficial foot, as indicated on plans filed with this appeal; that where the floor is designed for 70 lbs. this portion will be restricted to offices only; and

WHEREAS, the applicant suggests that since the building was erected prior to 1913 with factory use in the basement and is provided with one open stairway and one proposed labor law fire escape, such conditions as proposed be accepted as in substantial compliance with the requirements of the Board and the labor law; that the factory area is small and the number of persons small; that the conditions as proposed would provide reasonably safe exit from the premises; that to be required to comply with Objections 6 and 7 would impose unnecessary hardship as the tenants would be disturbed to a degree where it would be necessary for them to vacate the premises and the expense involved would be so exorbitant as to cause the owner to withdraw the application and lose the building to the mortgagees; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 575/53, Objections No. 6 and 7 and that the appeal be and it hereby is granted, as to Objection 6 to permit the means of exit as proposed and as indicated on plans filed with this appeal marked, "Received, February 21, 1955" (11 sheets) and "March 3, 1955" (one sheet) such exits consist of primary means of exit leading direct to the street and a fire escape on the easterly side with a balcony and exit as shown leading into the hall of the primary means of exit, *on condition* that the number of persons per floor shall not exceed that permitted by the primary means of exit; that the passage to the fire escape at the second and third floors shall be constructed as shown with fireproof self-closing doors at the rear wall but omitting the door from the public hall to such passage; that all partitions to the primary means of exit shall be as approved for one hour fireproof construction; as to Objection No. 7: that the floor construction shall be not less than 120 pounds per superficial foot except in one portion restricted for office use only where the floor load shall be not less than 70 pounds per superficial foot; that the building shall not be increased in height or area; that the building shall in all other respects comply with all laws, rules and regulations applicable thereto; and that such portable fire-fighting equipment shall be maintained as the Fire Commissioner shall direct.

829-54-A

APPLICANT—Nathaniel C. Saxe, for Consolidated Fur Dressing and Dyeing Corp., owner (Standard Cellulose and Novelty Co., Inc., lessee).

SUBJECT—Application November 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—145-41 to 145-87 227th street, 227-02 to 227-18 145th road, south side, from 227th to 228th streets and 145-44 to 144-94 228th street, Block 13475, Lot 14, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 18, 1954, on amendment to Alt. App. 1285 of 1953, reads:

"1. Provide two enclosed exits to second floor as per Sec. 270 L. L."

and

WHEREAS, the applicant states the building is two stories, 23 ft. in height, 500.83 ft. front by 188 ft. in depth at street level, 30 ft. front by 74 ft. in depth at second floor level, of class 3 construction erected in 1923, located within unrestricted use, C area, class one height district, as used and occupied since 1952 as follows: cellar—vacant; 1st floor—factory, 170 persons; 2nd floor—vacant; the first floor occupancy consists of ornamental iron works, 25 persons, woodworking, 50 persons, manufacturing TV antennas and Christmas decorations, 50 persons, manufacturing plastic products, 10 persons, manufacturing ornamental iron, 10 persons; and manufacturing plastic curtains, 25 persons; no change in use or occupancy is now proposed on the first floor; the second story will be used and occupied for storage of office supplies and as employees rest rooms; the building is provided with an approved one-source sprinkler system throughout; there are two 3 ft. 4 in. wide steel and concrete stairs fireproof enclosed equipped with fireproof self-closing doors; stairs do not lead to roof, a ladder and scuttle to roof is provided; stairs do not lead to street; and

WHEREAS, a temporary certificate of occupancy was issued September 22, 1954, upon completion of work under Alt. App. 1285 of 1953 permitting the following use and occupancy: 1st floor, factory, 170 persons; 2nd floor—unoccupied; and

WHEREAS, the applicant states the building was constructed in 1923 that there is no complete record existing plans or certificate of occupancy in the Department of Housing and Buildings for the original building; that the entire building was occupied by the Consolidated Fur Dressing and Dyeing Corp. until 1952, and since then has been leased to various tenants; that one of the tenants, Standard Cellulose and Novelty Co., Inc., occupies that portion of the premises known as 145-68 228th Street for the manufacture of cellophane molded products and Christmas decorations; that in this portion of the building there is a second story 30 ft. in width and 74 ft. in length which has two enclosed fireproof stairways leading to the first floor of the building but not directly to the street; that it is not proposed to use this second floor for factory purposes; the use will be for the storage of non-inflammable materials and for toilet facilities and ladies restrooms; and

WHEREAS, the applicant contends that the rear stairway from the second floor exits approximately 25 ft. from a direct exit to the street; that the entire building is sprinklered and no hazard will be created by permitting the existing stairs to remain, and the Board is therefore requested to modify the Labor Law as to the proposed use on the second floor, and to permit the existing stairways to remain.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 1285 of 53, Objection No. 1 and that the appeal be and it hereby is *granted, on condition* that the second floor, approximately 30 feet by 70 feet, shall be occupied only for non-inflammable storage and as rest rooms and toilets for the women employees of the factory, as proposed and as indicated on plans filed with this appeal marked "Received, November 2, 1954" (4 sheets) and "March 30, 1955" (3 sheets): that the two enclosed stairs leading to the first floor may be accepted as exits from such second story provided no factory work is maintained on the second story; that in all other respects the building and occupancy shall comply with all laws, rules and regula-

tions applicable thereto; and that the approved one source wet sprinkler system throughout the building, including the second story, shall be maintained.

854-54-A

APPLICANT—Lama, Proskauer and Prober, for Simon Winograd and Mitchel Klaymen, owners.

SUBJECT—Application November 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1721 Avenue J, northwest corner of East 18th street, Block 6710, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 14, 1955 on Alt. App. 3095 of 1954, reads:

"1. Proposed Synagogue and school within a frame bldg. violates Sect. 2-1-3-5 & 4-2-1 of the Bldg. Code.

2. Two families within a frame Bldg. more than 2 stories in height violates Sect. 2-1-3-5, 4.2.1 & 8.7.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is two and one half stories, 31 ft. in height, 34 ft. 5 ins. by 57 ft. 8 in. irreg. in area at first floor, 26 ft. 5 in. by 44 ft. in area at second floor, of Class 4 construction, erected in 1908, located on a lot 50 ft. front by 100 ft. in depth in a residence use, E area, Class 1¼ height district, and used and occupied since 1950; Cellar—social room, boiler room, kitchen and toilet, 15 persons; first floor, Synagogue and Class rooms, 100 persons; 2nd floor dwelling, one family; attic—dwelling, one family, for which no Certificate of Occupancy has been issued, the building is proposed to be increased in area to 36 ft. 3 in. by 63 ft. 2 ins. at the first floor and cellar in Class 3 construction, and to be used and occupied upon completion of the alteration as follows, Cellar—social room, boiler room, kitchen and toilet, 20 persons; first floor—Synagogue and Class rooms 190 persons; 2nd floor, dwelling, one family; 3rd floor, dwelling, one family; and

WHEREAS, the applicant states the building is provided with one 3 ft. 4 in. wide interior wood stairs, enclosed at the cellar with fireproof partitions at the first and second attic floors in partitions of metal lath and plaster on the hall side equipped with wood and fireproof self closing doors and one fire escape at the rear extending to yard by ladder with egress to street through rear yard, window and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, the applicant states the building was erected under N.B. App. 3259 of 1908 as a one family dwelling and a two car garage erected in 1912 under NB. App. 1991, that no certificate of occupancy was ever issued for either building; and

WHEREAS, the applicant states that it is proposed to maintain the existing uses and to enlarge the first and cellar story; and

WHEREAS, the applicant contends as to Objection 1 issued by the Borough Superintendent that as the use is permitted in a Class 3 building it is proposed to enclose the entire first floor where the Synagogue and Class Rooms are located with masonry exterior walls to meet class 3 construction requirements and keep the second floor and attic housing the two families in class 4 construction; that the building as proposed will be classified as a Class 4 constructed building but for all intents and purposes that part of the building housing the Synagogue and classrooms will

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be enclosed with masonry walls and all new floor beams installed in the extensions will be 3 in. thick which will also meet the requirements of Class 3 construction; and

WHEREAS, the applicant contends that as to Objection 2 issued by the Borough Superintendent that as the building is only two stories and attic in height it is proposed to fireproof retard the stair hall walls and ceiling with metal lath and plaster on the stair hall side from the attic to the first floor and to provide a second means of egress by way of an approved type multiple dwelling fire escape on the rear where direct exit can be had to the street from the termination of the fire escape; that it is proposed also to install a fire retarded ceiling in the cellar; the boiler room will be relocated to the rear of the building and fully enclosed in masonry walls equipped with fireproof self closing doors and such portable fire-fighting apparatus will be installed as may be directed by the Fire Commissioner; and

WHEREAS, the Board is in receipt of a certificate issued by the Borough Superintendent pursuant to Section 668 subdivision c of the Charter that a stay in the proceedings in this appeal would in his opinion cause imminent peril to life, and stating that violation #488/52 has been issued and the Magistrates Court summons issued returnable November 22, 1954; and

WHEREAS, the Borough Superintendent states that the building has a lawful occupancy restricted to a private dwelling; that Alt. App. 12714 of 1934 was filed indicating the use of the building by two families; that the building is now being used as a social room in the cellar for 15 persons and as a Synagogue and Class rooms for 100 persons on the first floor and one family on each of the second and attic floors; that the unauthorized public use in a frame structure constitutes an imminent fire hazard; that the single exit to the street is inadequate to accommodate the large number of persons on the first floor and presents an imminent danger to life and limb; that the first floor cannot safely sustain a minimum live load of 100 lbs. per sq. ft.; that there is a single unprotected interior stair for the use of the families on the second and attic stories and that such a stair without a fire escape constitutes an undue hazard in case of fire; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3095/54, Objection No. 1 and 2 be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, to permit the use of the frame building, as indicated on plans marked, "Received, November 9, 1954" (13 sheets) to be occupied as a Synagogue and residence for two families *on condition* that the building shall have an exterior masonry wall as required for a class three building, with structural columns and beams for supporting the building up to the second floor, as proposed and as indicated on revised plans marked, "Received, April 11, 1955" (13 sheets); that the building shall not be increased in height or area; that in all other respects the building shall comply with all laws, rules and regulations applicable to class three buildings; that the residential occupancy shall be only on the second and third floors as proposed; that such apartments shall be separated from each other in accordance with the requirements of the Building Code; and that a certificate of occupancy shall be obtained.

19-55-A

APPLICANT—Bruno Koepfel, for William Pollack, owner.
SUBJECT—Application filed January 17, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—610-612 Neptune avenue (608 displayed), south side, 42 ft. ¾ in. west of West 6th street, Block 7270, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Bruno Koepfel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 29, 1954, on BN App. 1632 of 1954, reads:

"1. Application for replacement of burnt out rafters and other items destroyed by fire of an existing 2 family wood frame dwelling within the fire limits and damage to an extent greater than 50% of its value above its foundation Violate Sec. C26-251.0 of the Administrative Code."

and

WHEREAS, the applicant states the building is one story, and basement, 22 ft. in height, 34 ft. 6 in. by 30 ft. in depth, Class 4 construction, on a lot 42 ft. 10⅞ ins. front by 34 ft. and 38 ft. 6½ in. in depth, in a business use, A area, Class One height district, used and occupied as a boiler room and one-family dwelling in the basement and as a one-family dwelling on the first floor, no change in use or occupancy is now proposed, and

WHEREAS, in the matter of the prosecution of Elizabeth Pollack for failure to comply with an order of the Commissioner of Housing and Buildings, in the Court of Special Sessions, of the County of Kings, on the date of December 20, 1954, an adjournment was granted for all purposes to February 15th, 1955, and

WHEREAS, the applicant states that the adjournment in the Court of Special Sessions was pending decision of the Board; and

WHEREAS, the applicant states that a portion of the building was damaged by fire and the applicant was requested to inspect the premises to determine the extent of replacement or modernization that should take place; that at the initial inspection it was impossible to determine the extent of damage until the debris was removed; that an inspection was also made by the Borough Superintendent and a violation placed; that shortly thereafter the owner became ill and was hospitalized; that later the owner arranged to have the debris removed and protective repairs made to the roof and windows, to prevent further damage by weather or vandalism; that an inspection was again made by the Borough Superintendent and another violation issued for having started work without a permit; that the owners attorney requested a survey on the basis that less than 50% of the premises was damaged; the request for a survey was denied on the ground that the inspector's report indicated damage in excess of 50% and the fact that the owner has proceeded to make repairs without first securing a permit and that these repairs prevented an accurate determination of the extent of damage caused by the fire; and

WHEREAS, the applicant contends that the repairs which were made namely, the replacement of windows, and burnt out rafters, roofing and some partitions have not been completed in that they are still exposed and it is possible by inspection to determine the extent of damages which in the opinion of the applicant is less than 25% of the value of the building above the foundation; that BN App. 1632 of 1954 was filed for replacement of burnt out rafters; that the owner is entitled to a survey in accordance with Laws as prescribed by section C26-251.0 of the Administrative Code; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; upon inspection it was clear that there had been some work done since the fire but in the opinion of the Committee the damage to the building did not exceed fifty per cent of the total value of the building above foundation; and

WHEREAS, a letter filed by applicant under date of July 9, 1954 indicates that the Borough Superintendent denied his request for a survey because of the fact that a certain amount of repair work had been done since the fire and the

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applicant has chosen to appeal to the Board as provided by law; and

WHEREAS, in the opinion of the Board the owner was entitled to have a survey as provided in the Code.

Resolved, that the decision of the Borough Superintendent, acting on BN App. 1632 of 1954, Objection No. 1 be and it hereby is *modified*, and that the appeal be and it hereby is *granted*, to permit the restoration of the building to its former condition *on condition* that the building shall not be increased in height or area; and that the building shall comply with all laws, rules and regulations applicable thereto.

1080-27-A—Vol. II

APPLICANT—H. Hurwit, for Jefferson Properties Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision—re Appeal from order of the Fire Commissioner—re previously granted on condition.

PREMISES AFFECTED—377 Broadway, southwest corner of White street, Block 175, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: H. Hurwit.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure to consider a new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

241-32-S—Vol. II

APPLICANT—Joseph Lau, for Harry Bura, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision—re Variation of the labor law, as cited in an order and a decision of the fire commissioner, previously granted on condition.

PREMISES AFFECTED—130 Greene street, east side, 125 ft. north of Prince street, Block 513, Lot 2, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

776-52-A—Vol. III

APPLICANT—Norman Lederer and Leonard Joseph, for Joseph Zellinger, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider addition—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—660 Grassmere Terrace, east side, 95 ft. north of New Haven avenue, Block 253, Lot 33, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III, subject to the regular procedure, to consider addition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

296-54-A

APPLICANT—Frank J. Dent, for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment to sprinkler system—re Appeal from a decision

of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 east 50th street, entire block, Block 1304, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank J. Dent and John J. Regan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened for examination and set for hearing on May 3, 1955 at 2 p.m., to consider an amendment to the resolution previously adopted as to sprinkler system.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

379-54-A

APPLICANT—David Weinberg, for James J. O'Neill, owner (A. and S. Galleries, Inc., lessee).

SUBJECT—Application May 7, 1954—Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—60-62 West 67th street, south side, 100 ft. east of Columbus avenue (Block 1119, Lot 59), Borough of Manhattan.

APPEARANCES—

For Applicant: David Weinberg and Louis L. Steinhardt.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 10, 1955, at 2 p.m. for inspection and decision hearing closed; applicant to file revised plans and revised statement.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 2 P. M. for inspection; hearing closed.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1381 Lafayette avenue and 800 Edgewater road, northwest corner, Block 2762, Lot 309, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 2 P. M. for inspection; hearing closed.

726-27-BZ—Vol. II

APPLICANT—Herman Kron, or L. B. Petrol Products, Inc. new owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, storage and sale of auto accessories and office, with

MINUTES

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7e of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, locker room, storage and sale of auto accesories and office, with a roof sign and also the parking of cars waiting to be serviced.

PREMISES AFFECTED—74-21 Queens boulevard, north side, 24.41 ft. west of 47th avenue, Block 1529, Lot 6, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 12, 1950, on certain conditions; and

WHEREAS, the resolution was amended and the term of variance was extended on February 14, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 27, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 12, 1950, as thereafter *amended* by resolutions adopted through April 27, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the foundations of the building have been constructed and the outer structure will proceed shortly, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 7458/50)

172-33-BZ—Vol. II

APPLICANT—Charles M. Spindler, Frank J. Ciano, owner.

SUBJECT—Application for consideration—reopening as to amendment to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the reconstruction and extension of an existing gasoline selling station and motor vehicle repair shop, to include auto washing, lubrication and sale of accessories and office.

PREMISES AFFECTED—46-22 to 46-30 Kissena boulevard, west side, 25 ft. north of Kalmina avenue, Block 5149, Lots 37 and 39, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert W. Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 10, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 6, 1952; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 10, 1951, by adding thereto:

"that the number of approved 550 gallon gasoline storage tanks shall be limited to eight such tanks, located as indicated on revised plan marked 'Received March 29, 1955 (1 sheet)', as passed on by the Borough Superintendent under Misc. App. 254/55, objection dated March 25, 1955; and that in all other respects the resolution above cited shall be complied with.

227-53-BZ

APPLICANT—Herman Kron, for Banner Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business and unrestricted use district, the reconstruction and extension of existing gasoline service station, lubritorium, auto laundry, motor vehicle repair shop and office.

PREMISES AFFECTED—2501 Bruckner boulevard, northwest corner of Brush avenue, Block 5293, Lot 175, Borough of the Bronx.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on February 24, 1954; and

WHEREAS, the resolution was amended on October 13, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on March 1, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, as thereafter *amended* by resolutions adopted through March 1, 1955, by adding thereto:

"that the number of approved 550 gallon gasoline storage tanks shall not exceed a total of twelve such tanks, located as indicated on revised plan marked 'Received March 29, 1955' (1 sheet), and as passed on by the Borough Superintendent under Misc. App. 1214/53, objection dated March 28, 1955 and that in all other respects the resolutions above cited shall be complied with."

252-36-BZ—Vol. II

APPLICANT—Allan Crane & Hoist Corp., for Electric Hoist & Motor Co., Inc., owner (Allan Crane and Hoist Corporation, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 21 of the building zone resolution, to permit in a business use district, the conversion of occupancy of an existing building to a garage for more than five motor vehicles.

PREMISES AFFECTED—60 Bayard street, south side, 100 ft. each of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn.

MINUTES

APPEARANCES—

For Applicant: Rose A. Caputo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

751-39-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to additional use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the building zone resolution, permitting partly in a business

use district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—925 Hunts Point avenue, south side of Southern and Bruckner boulevards, being entire block front between Southern and Bruckner boulevards, Block 2735, Lot 20, Borough of the Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 3:50 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, May 20, 1955, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.*

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

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New York, N. Y.

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Urbana, Ill.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 18

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Notice of Public Hearing on Proposed Amendments to
the Rules for Arc and Gas Welding and Oxygen
Cutting.

PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On April 21, 1955, Copy of Petition and Order of Certiorari was served on the Board by Mr. Eugene Gibilaro, attorney for petitioners, C. Arena, Et Al, objecting property owners, seeking a review of the Board's determination on March 22, 1955, granting a variance under Section 7, subdivision c, of the Zoning Resolution, to permit in a business use district the change of occupancy from auto glazing and lock repairs on first floor to motor vehicle repairs, acetylene welding, spot spraying, body and fender work, with light manufacturing on second floor; Cal. No. 797-53-BZ; premises 8140-8146 New Utrecht Avenue, 1728-1732—82nd Street, southwest corner, and 8129-8133 Bay 16th Street, Borough of Brooklyn.

* * *

On April 22, 1955, Copy of Petition and Order of Certiorari was served on the Board by Furey, Wolin & Byrne, attorneys for Jacob Nathanson, petitioner, owner, who is seeking a review of the Board's determination on March 15, 1955, denying application under Sections 7i, 7e, 7i and 7A of the Zoning Resolution, to permit in a residence and retail use district, for a term of twenty-one years, the erection and maintenance of more than one building on a lot—a super market and a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and an office, with an entrance, show window and sign nearer the residence use district than is permitted; Cal. No. 614-54-BZ; Premises 1101-1111—63rd Street and 6209-6223—11th Avenue, northeast corner, Borough of Brooklyn.

* * *

COURT DECISION

Matter of Houston Theatre Corporation vs. Board of Standards and Appeals—On June 9, 1953, the Board denied, in part, an application for a garage and gasoline service station and accessories uses, in a business use district, under Section 21A of the Zoning Resolution, on the ground that the entrance to a park on the easterly side of Chrystie Street, at the building line, gave the Board no basis for permitting the uses proposed, in view of the entrances being within 200 feet; Cal. No. 394-51-BZ, Vol. II; premises 111-117 East Houston Street, and 229 Chrystie Street, southwest corner, Borough of Manhattan.

Upon court review, Mr. Justice Rabin at Special Term, annulled the decision of the Board and referred the matter back for further consideration, stating, in part:

“* * *. Petitioner sought a variance to permit it to erect a gas station. This was denied on the ground that the proposed structure would be within 200 feet of the entrance to the public park at Chrystie and East Houston Streets (section 21A of the Zoning Resolution). In computing the distance it is conceded that the respondent considers the entrance to the park to be at the curb line as it physically exists at the corner of East Houston and Chrystie streets. This position is asserted because the sidewalk used by pedestrians to travel between Chrystie and Forsyth Streets on the south side of Houston Street was taken in condemnation for park purposes. Although condemned for park purposes such sidewalk is not used as a park. At the edge of the paved sidewalk furthest from the Houston street curb a fence encloses the park proper. The entrance to the park about halfway along the length of this fence, is concededly more than 200 feet from the petitioner's property. The words and figures ‘within 200 feet from the nearest exit from or entrance to’ a park are given their usual meaning. Entrance or exit means an opening permitting entrance or egress and not a sidewalk passing by such entrance or exit. * * *” (N. Y. L. J. March 26, 1954, page 8.)

NOTE: There is no public sidewalk beyond the building line on East Houston Street. The passage across the north end of the park, enclosed by fences on both sides, is on park property but in the absence of the standard sidewalk this passageway could be used to go from Chrystie Street to Forsyth Street; to enter the park, it is necessary to enter this fenced passageway either from Chrystie or Forsyth Streets and pass through an opening which leads by way of stairs to the main portion of the park.

Upon further review, the Appellate Division, First Department, unanimously confirmed the decision at Special Term (N. Y. L. J. February 2, 1955, page 6).

After that, leave to appeal was denied by the Court of Appeals (285 App. Div., 877) (N. Y. L. J. March 11, 1955).

CALENDAR

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- 297-55-SA—Besser Horizontal Oil Burning Furnaces, Models Z-90, Z-125, Z-190, Z-250 and Z-400, manufactured by Besser Metal Products Corp., Appliance.
- 298-55-SM—Securitee Pan System (suspension acoustical ceiling system), manufactured by W. J. Haertel and Co., Material.
- 299-55-SM—Socony 13-R-43 Chromate and Iron Oxide Primer, manufactured by Socony Paint Products Co., Material.
- 300-55-SM—Alpha Portland Air-Entraining Cement, Types I-A, II-A and III-A, manufactured by Alpha Portland Cement Co., Material.
- 301-55-BZ—H.B.M.—136 East Broadway, north side, 210 ft. 5 in. east of Pike street and 125-125½ Division street, south side, 212 ft. east of Pike street, Block 283, Lots 59 and 86, Borough of Manhattan, N.B. 55-55—re automobile laundry.
- 302-55-BZ—H.B.B.—1469-1471 86th street, north side, 100 ft. west of 15th avenue, Block 6340, Lot 48, Borough of Brooklyn, Alt. 384-55—re change in occupancy from garage for 5 cars and showroom to boiler room, body and fender work repairs, wheel and frame alignment, welding, painting, etc. parking of cars to be serviced, etc.
- 303-55-A—F.D.—1573-1575 McDonald avenue, east side, 140 ft. north of Avenue N, Block 6564, Lot 58, Borough of Brooklyn, Decision re Order No. 50812LC—re dry cleaning equipment, etc.
- 304-55-SM—Giant Portland Air-Entraining Cement, Type IA, manufactured by Giant Portland Cement Co., Material.
- 305-55-BZ—H.B.M.—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan, N.B. 27-54—re parking garage and installation of gasoline storage tanks under sub-cellar floor, etc.
- 306-55-A—H.B.M.—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan, Amendment to F.P. 240-55—re gasoline dispensing pumps, etc.
- 307-55-SM—Wade Carrier Fittings for Wall Hung Closet Bowls, Models W-310, W-320, W-330, W-340, W-350 and W-360, manufactured by Wade Manufacturing Co., Material.
- 308-55-SM—Butler Electrolytic De-Scalers (used for inhibition and prevention of rust, scale and corrosion in boilers, tanks, hot water systems, etc.), manufactured by Butler Engineering Co., Material.
- 309-55-SA—SerVit Cup Vendor, Model A-250, manufactured by Dr. Pepper Co., Appliance.
- 310-55-A—F.D.—South side of Oak Point avenue, 82 ft. south of Barry street, Block 2605, Lot 2, Borough of The Bronx, Decision—re oil storage tank.
- 311-55-A—H.B.M.—42 East 63rd street, south side, 171 ft. 5 in. west of Park avenue, Block 1377, Lot 14, Borough of Manhattan, amendment to Alt. 239-52—re multiple dwelling—yard must be provided.
- 312-55-A—H.B.M.—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan, Amendment to Alt. 142-55—re egress, etc.
- 313-55-BZ—H.B.Q.—161-01 85th avenue, northeast corner of 161st street, Block 9785, Lot 46, Jamaica, Borough of Queens, N.B. 942-55—re setback, etc.
- 314-55-SM—Permon (heavy gauge vinyl coated fabric wall covering), manufactured by Frederic Blank and Co., Inc., Material.
- 315-55-SM—Dragon Air Entrained Cements, Types I-A, II-A and III-A, manufactured by Dragon Cement Co., Material.
- 316-55-SM—Tropiglas (fiber glass polyester laminate), manufactured by Russell Reinforced Plastics Corp., Material.
- 317-55-SA—Rinsrator (sterilizing injector for dishwashing machines), manufactured by Almo Laboratories Co., Inc., Appliance.
- 318-55-SA—Ray Combination Gas-Oil Burner, Model PC, manufactured by Ray Oil Burner Co., Appliance.
- 319-55-SM—Lehigh Air-Entraining Portland Cement, Types I-A, II-A, and III-A, manufactured at Alsen, Ormrod, Chapman and Sandt's Eddy, Pa. plants, Material.
- 320-55-SM—Hardwood One-Hour Fireproof Door (Calci-Crete Core), manufactured by Hardwood Products Corp., Material.
- 321-55-SA—Paracoil Thermo-Film Fuel Oil Heater (pre-heater), manufactured by Davis Engineering Corp., Appliance.
- 322-55-A—H.B.M.—202-204 East 19th street, south side, 50 ft. east of 3rd avenue, Block 899, part of Lot 1, Borough of Manhattan, Amendment to Alt. 1734-54—re egress, etc.
- 323-55-BZ—H.B.M.—238 Delancey street, north side, 100 ft. west of Sheri: street, Block 338, Lot 76, Borough of

CALENDAR

Manhattan, Alt. 225-55—re motor vehicle repair shop, body and fender work, etc.

324-55-A—H.B.M.—238 Delancey street, north side, 100 ft. west of Sheriff street, Block 338, Lot 76, Borough of Manhattan, Alt. 225-55—re non-fireproof construction.

325-55-BZ—H.B.Q.—141-02 to 141-12 Union turnpike (141-10 official) and 139-01 to 139-15 Grand Central Parkway Service road, southeast corner, Block 6634, Lot 10 (tentative), Flushing, Borough of Queens, N.B. 229-55—re gasoline service station, lubritorium, auto laundry, parking of cars to be serviced, etc.

326-55-A—H.B.Q.—141-02 to 141-12 Union turnpike (141-10 official) and 139-01 to 139-15 Grand Central Parkway Service road, southeast corner, Block 6634, Lot 10 (tentative), Flushing, Borough of Queens, N.B. 299-55—re entrance to gasoline station on service road of parkway, etc.; business sign, etc.

327-55-BZ—H.B.Q.—202-06 Hillside avenue, southeast corner of 202nd street, Block 10496, Lot 52, Hollis, Borough of Queens, N.B. 1088-55—re gasoline service station, lubritorium, auto laundry, minor repairs, parking, etc.

328-55-BZ—H.B.M.—81-83 Pine street and 128-132 Water street, southwest corner, Block 39, Lot 36, Borough of Manhattan, N.B. 50-55—re loading berth, etc.

329-55-A—H.B.M.—81-83 Pine street and 128-132 Water street, southwest corner, Block 39, Lot 36, Borough of Manhattan, N.B. 50-55—re fire tower.

330-55-A—H.B.B.—105-119 Evergreen avenue and 105-127 Jefferson street, northeast corner, Block 3156, part of Lot 75, Block 3163, Lots 1-3, 8, 10-16, 49-51 and 53-57 inclusive, Borough of Brooklyn, N.B. 1951-54—re opening between floors.

Restored to Docket

670-51-A Vol. II—H.B.Q.—83-60 250th street, northwest corner of Hillside avenue, 2nd floor, Block 8592, Lot 34, Floral Park, Borough of Queens, Alt. 716-54.

670-51-A Vol. III—H.B.Q.—83-51 252nd street, east side, 54 ft. north of Hillside avenue, 2nd floor, Block 8595, Lot 40, Floral Park, Borough of Queens, Alt. 718-54.

834-53-A Vol. II—F.D.—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard, 2nd floor, Block 5541, Lot 130, Borough of The Bronx, Decision re Order No. 96524 LC.

706-54-A Vol. II—H.B.Q.—185-197 Beach 98th street and 98-01 to 98-09 Rockaway Beach boulevard, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens, Amendment to Alt. 1496-54—(under section 35 of the General City Law—re building in bed of mapped street—proposed widening of Rockaway Beach boulevard).

121-35-SA—Timken Silent Automatic Water Heater (reopened for test and report as to additional models—OBL

100, OBO 105 and OBL 145), manufactured by Timken Silent Automatic Division, Rockwell Spring and Axle Company, Appliance.

638-41-SM—United States Gypsum Pyrobar Gypsum Partition Tile (reopened for amendment as to production in another mill), manufactured by United States Gypsum Company, Material.

429-49-BZ Vol. II—H.B.M.—38 Central Park south, south side, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan, Alt. 456-55.

104-41-BZ Vol. II—H.B.Q.—150-18 to 150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens, Alt. 77-55.

365-49-BZ Vol. II—H.B.Q.—248-01 to 248-09 Northern boulevard and 43-53 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens, N.B. 825-55.

197-54-BZ Vol. II—H.B.Q.—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens, N.B. 332-55.

788-49-BZ Vol. III—H.B.Q.—88-12 to 88-20 Northern boulevard, southwest corner of 89th street, Block 1436, Lot 6, Jackson Heights, Borough of Queens, Alt. 401-55.

686-53-BZ Vol. II—H.B.Bx—191 West 237th street and 3781 Putnam avenue west, northwest corner, Block 3270, Lot 66, Borough of The Bronx, Alt. 204-55.

135-42-BZ Vol. II—H.B.Q.—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue, Block 8400, Lot 146, Little Neck, Borough of Queens, Alt. 728-55.

1464-39-GR—Reopened for report as to additional inspection agency for Opening Protection Assemblies (Ambach Inspection Service).

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation. Borough of Brooklyn.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31

CALENDAR

	Last Publication
Elevator RulesMar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Ex- cavation for and Demolition of BuildingsFeb.	1, 1955.
Exit Rules (Revolving Doors)June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules onMar.	11, 1952—Vol. 37, No. 11A
Factory Exit RulesFeb.	22, 1955.
Fire Alarm Rules (Interior)Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill RulesMar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing ofMay	26, 1954.
Fire Retarding Rules for Garages, etc.Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing ofApr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling forJan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off RulesApr.	7, 1925—Vol. 10, No. 14
Hatchway ProtectionJune	5, 1928—Vol. 13, No. 23
Insulating Fibre Board RulesMar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...Feb.	11, 1947—Vol. 32, No. 6
Oil Burner RulesMay	25, 1954.
Opening Protective Assemblies, Rules for Inspection ofMay	27, 1954.
Parking and Storage of Motor Vehi- cles—Rules of Commissioner of Housing and BuildingsSept.	7, 1948—Vol. 33, No. 36
Plumbing RulesAug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules ofSept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for ...Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Var- nishes, Lacquers, etc.Mar.	22, 1955.
Sprinkler, RulesJune	29, 1937—Vol. 22, No. 26
Standpipe Fireline RulesJune	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 3, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 3, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954—re (decision of the borough superintendent) under sections 7e, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage; to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office, and two car garage and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

648-54-BZ

APPLICANT—Raphael and Conlon, for Raylon Corp., owner (Seabreeze Restaurant, lessee).

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use to extend into residence use portion of plot.

PREMISES AFFECTED—2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection and decision; hearing closed.

538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Company, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station, and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

Laid over from March 29, 1955, to May 3, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

Laid over from March 1, 1955, to April 12, 1955, for report from the applicant as to proposed use of the premises; then to May 3, 1955, for inspection.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner (Bernie Mulvey, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

Laid over from March 22, 1955, to April 12, 1955, for inspection and decision; hearing closed; then to May 3, 1955, for inspection and decision.

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604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).
SUBJECT—Application reopened November 23, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business, C area district the proposed one story extension, using more than the area permitted.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).
SUBJECT—Application October 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Application February 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted, and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Application March 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

Laid over from April 12, 1955 to May 3, 1955, for inspection and decision; information to be submitted by the Housing Authority in the meantime; hearing closed.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office for a term of fifteen years.

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under sections 7f, 7 i and 7A of the zoning resolution, to permit in a retail use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding Boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed.

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887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

Laid over from March 8, 1955, to March 15, 1955, at the request of applicant; then laid over to April 26, 1955, for inspection and decision without further argument; hearing closed; then to May 3, 1955, for applicant to file revised plans.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

Laid over from April 12, 1955, to April 26, 1955, for inspection and decision; hearing previously closed; then to May 3, 1955, for applicant to file revised plans.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

Laid over from March 22, 1955, to March 29, 1955, at request of objector, applicant concurring; then to April 26, 1955, for inspection and decision without further argument; hearing closed; then to May 3, 1955, for inspection and decision.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline

service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

Laid over from February 8, 1955, to February 23, 1955, for information from Park Department and for applicant to file revised plans; hearing closed; then to March 1, 1955, Park Department to file development plan; then to March 15, 1955, for information from the Park Department; then to March 29, 1955, for applicant to file revised plans as suggested by the Board; then to April 12, 1955, at request of the applicant, to file revised plans; then to April 26, 1955, for revised plans as to wall and grade of surrounding property; then to May 3, 1955, for further study by the Board.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955.

585-41-BZ—Vol. II

APPLICANT—Thomas A. Fitzpatrick, for Fitzpatrick Enterprises Inc., owner.

SUBJECT—Application reopened March 29, 1955 for consideration re extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-02 to 109-12 Rockaway Beach boulevard and 201-209 Beach 109th street, northwest corner, Block 653, Lot 12, Rockaway Beach, Borough of Queens.

212-52-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted.

PREMISES AFFECTED—800-816 Empire boulevard, south side, 354 ft. east of Troy avenue, Block 1427, Lot 20, Borough of Brooklyn.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

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PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

1000-40-BZ—Vol. IV

APPLICANT—Patrick D. Concagh, for Mero Holding Corporation, owner.

SUBJECT—Application reopened December 21, 1954 as Vol. VI—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the rearrangement of proposed stores in basement by eliminating one of the stores in order to provide the main entrance to building on Grand Concourse instead of Field place, reducing the number of stores from six to five.

PREMISES AFFECTED—2337 Grand Concourse and 164 Field place, southwest corner, Block 3164, Lot 19, Borough of The Bronx.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

585-52-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Speigel, lessee).

SUBJECT—Application reopened June 2, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

444-54-BZ

APPLICANT—Levy and Nevins, for Fred D. Robinson, owner (Herman Jacoby, lessee).

SUBJECT—Application June 3, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing hand laundry in basement.

PREMISES AFFECTED—517 Manhattan avenue, west side, 84 ft. north of West 121st street, Block 1948, Lot 17, Borough of Manhattan.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Capollaro, Rose Capollaro, Executrix, owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

883-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7A of the zoning resolution, to permit in an unrestricted use district the installation of a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—933-941 Atlantic avenue and 504-516 Grand avenue, northwest corner, Block 2018, Lots 46, 49, 51, 52 and 53, Borough of Brooklyn.

41-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the maintenance of existing use of more than permitted percentage of floor area for manufacturing.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

42-55-A

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 3, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 3, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

CALENDAR

50-55-SA

APPLICANT—Electric Pipe Line Inc., owner.
SUBJECT—Application January 14, 1955—Electric Pipe Line Inc., Electrical Pipe Line Equipment (fuel oil pre-heater), approval of.

93-54-SA

APPLICANT—Haughton Elevator Company, owner.
SUBJECT—Application January 15, 1954—Haughton Type L Interlock, approval of.

559-54-SA

APPLICANT—Liquidometer Corporation, owner.
SUBJECT—Application June 24, 1954—Liquidometer Remote and Direct Reading Float Type Gauges and Liquidometer Hydrostatic Type Gauges (for liquid level or volume of storage tanks), approval of.

480-54-SA

APPLICANT—Ohio Beverage Dispensers Inc., owner.
SUBJECT—Application May 27, 1954—Porto-Fill Unit (beverage dispenser), approval of.

960-54-SA

APPLICANT—Linde Air Products Company, Division of Union Carbide and Carbon Corporation, owner.
SUBJECT—Application December 8, 1954—Linde Driox Oxygen, Nitrogen and Argon Systems and Cold Converter Storage Units, Models M-50, M-90, M-100 and M-310, approval of.

498-54-SA

APPLICANT—Fulton Boiler Works Inc., owner.
SUBJECT—Application June 10, 1954—Fulton Gas-Fired Boiler Unit (to process steam and heating), approval of.

1137-40-SA—Vol. II

APPLICANT—The Silent Glow Oil Burner Corp., owner (A. R. Birkins, agent).
SUBJECT—Application reopened July 13, 1954, for reopening as to amendment—re Coronation Oil Burner, Model No. CRN; previously approved.

903-54-SM

APPLICANT—Liquid Plastics Corporation, owner.
SUBJECT—Application November 22, 1954—Plastispray (interior wall and ceiling covering-veneer), approval of.

790-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened February 8, 1955, for reopening as to amendment—re USG Rocklath and Diamond Liner (gypsum lath) Plasterboard with Aluminum Foil Backing; previously approved.

388-48-SM—Vol. II

APPLICANT—The Bolta Company, owner.
SUBJECT—Application reopened January 18, 1955, for reopening as to approve—re Boltaflex Vinyl Sheet; previously withdrawn.

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.
SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th Avenue, Block 795, Lot 14, Borough of Manhattan.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.
SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17, Borough of Manhattan.

319-52-A

APPLICANT—Simon Heller, for General Steel Products Corp., owner.
SUBJECT—Application May 7, 1952—re Appeal from a decision re orders of the fire commissioner, and a decision of the borough superintendent.
PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.
SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.
SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.
PREMISES AFFECTED—14-16 West 17th street, south side, 250 ft. west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.
SUBJECT—Application September 2, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

575-54-A

APPLICANT—Stanley H. Klein, for Anna Burns, owner.
SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9707, Lot 47, Jamaica, Borough of Queens.

191-55-A

APPLICANT—Wechsler and Schimmenti, for Cromwell Properties, Inc., owner.
SUBJECT—Application March 7, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 231, 53 and 217 of the Multiple Dwelling Law re construction, ventilation and egress.
PREMISES AFFECTED—604 Riverside drive, southeast corner of West 138th street, Block 2086, Lot 54, Borough of Manhattan.

296-54-A

APPLICANT—McDowell Sprinkler Corp., for Waldorf Astoria Hotel Corp., owner.
SUBJECT—Application reopened April 19, 1955 to consider amendment as to sprinkler system—re Appeal from a decision of the borough superintendent, previously granted on condition.
PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, Block 1304, Lot 1, Borough of Manhattan.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

CALENDAR

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

813-54-A

APPLICANT—Henry G. Harris, for Anna Sheinkin, owner.

SUBJECT—Application October 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 (2a) re minimum dimensions of legal yard.

PREMISES AFFECTED—616 East 17th street, west side, 182 ft. north of Foster avenue, Block 5237, Lot 22, Borough of Brooklyn.

985-54-A

APPLICANT—Charles M. Spindler, for Macon Operating Corp., owner.

SUBJECT—Application December 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-68 18th street, south side, 370 ft. west of Hamilton avenue, Block 632, Lot 4, Borough of Brooklyn.

479-54-A

APPLICANT—Philip Lochman and Co., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the fire commissioner re Packaging of inflammable mixtures known as "Colodion Emulsion, Red Flo Sensitizer, Blue Flo Sensitizer, and Black Flo Sensitizer" in one quart glass containers (containers not in conformity with Administrative Code requirements).

526-54-A

APPLICANT—Mary Ruth, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-40 148th avenue, south side, 225.49 ft. east of 253rd street, Block 13652, Lot 11, Rosedale, Borough of Queens.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).

SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.

PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

951-54-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Co., owner.

SUBJECT—Application December 14, 1954—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—295-325 Green street, north side, 200.16 ft. east of Provost street to Whale Creek Canal. Block 2515, Lot 34, Borough of Brooklyn.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

66-55-A

APPLICANT—Leon Seinfeld, for Celia Seinfeld, owner.

SUBJECT—Application filed January 27, 1955—pursuant to section 310 of the Multiple Dwelling Law for variation of Sections 9, subdivision 9 and section 27, subdivision 2 of the Multiple Dwelling Law re required yards and an appeal to review decisions of the borough superintendent.

PREMISES AFFECTED—224 Avenue N and 1494-1496 East 3rd street, southwest corner, Block 6584, Lot 10, Borough of Brooklyn (front and rear buildings).

143-55-A

APPLICANT—Max Bayerdorffer, owner.

SUBJECT—Application February 14, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond.

148-42-A—Vol. II

APPLICANT—Guerino Salerni, for Gotham Ink and Color Co., owner.

SUBJECT—Application reopened October 14, 1953 as Vol. II—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—5-19 47th avenue, north side, 174.93 ft. east of 5th street, Block 28, Lot 17, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 10, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 10, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first, second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

Laid over from April 12, 1955, to May 10, 1955, for inspection and decision; hearing closed.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the

CALENDAR

parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed.

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Boehler, for S. S. Glauber, Inc., owner.

SUBJECT—Application reopened April 3, 1951 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of use from testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Coumes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Kross, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of twenty years in a residence use district, the erection and maintenance of a business structure (stores), and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

401-54-A

APPLICANT—Leonard P. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the extension of existing accessory building used for motor vehicle repairs, to be used as extended for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue, 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Brescia, owners.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use district portion of plot the parking of motor vehicles to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

Laid over from April 26, 1955, to May 10, 1955, for inspection and decision; hearing closed.

424-52-BZ

APPLICANT—Schatz Systems, Inc., lessee, for Samuel Danzig, owner.

SUBJECT—Application reopened April 12, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

CALENDAR

PREMISES AFFECTED—43-45 West 67th street, north side, 100 ft. east of Columbus avenue, Block 1120, Lot 5, Borough of Manhattan.

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the residence and business use district, the extension in area and use of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs; and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

617-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., Rose Razzette, Adele M. Tazzetti and Josephine M. Razzetti, owners.

SUBJECT—Application reopened January 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the reconstruction and extension of existing gasoline service station, and the demolition of existing accessory building and the reconstruction of a new accessory building to be used as a lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the installation of a pit for the lubrication of trucks and the addition of six-550 gallon gasoline storage tanks, and the reconstruction of curb cuts; and to permit the parking and storage of motor vehicles on open area of plot.

PREMISES AFFECTED—1294-1310 Sedgwick avenue, east side, 143.35 ft. south of West 169th street, Block 2530, Lots 28, 32 and 40, Borough of The Bronx.

170-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Hermine Corlis, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years the maintenance and reconstruction of existing gasoline service station, lubritorium, car wash, motor vehicle repairs, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—79-05 Little Neck parkway and 253-02 to 253-08 Union turnpike, southeast corner, Block 8690, Lot 63, Floral Park, Borough of Queens.

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of portion of the cellar as an architect's office (originally intended as a doctor's office).

PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27 and 31 and 32 Borough of Brooklyn.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (warehouse), with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a one family dwelling without the required set back.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district the erection and maintenance of twelve (12) one family dwellings without the required set back.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd drive, southwest corner of 133rd road and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue, Block 13210, Lots 1 and 4, Block 13211, Lots 1, 7 and 8, Block 13217, Lots 40, 43, 45, 47 and 33, Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

973-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district the reconstruction of existing gasoline service station to include, motor vehicle repairs, lubritorium, car washing and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

CALENDAR

MAY 10, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 10, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

708-52-SM

APPLICANT—Bethlehem Steel Co., owner.
SUBJECT—Application September 22, 1952—re Bethlehem Steel Co., High Strength Bolting for Structural Joints, approval of.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.
SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.
SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1381 Lafayette avenue and 800 Edgewater road, northwest corner, Block 2762, Lot 309, Borough of The Bronx.

379-54-A

APPLICANT—David Weinbert, for James J. O'Neill, owner (A. and S. Galleries, Inc., lessee).
SUBJECT—Application May 7, 1954—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—60-62 West 67th street, south side, 100 ft. east of Columbus avenue, Block 1119, Lot 59, Borough of Manhattan.

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.
SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—214-216 East 2nd street, north side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

476-49-A—Vol. II

APPLICANT—Ervin Palmer, for Mildred Berman, owner.
SUBJECT—Application reopened November 3, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.
PREMISES AFFECTED—65 Fulton street, north side, 116 ft. 3½ in. west of Cliff street, Block 94, Lot 9, Borough of Manhattan.

403-53-A

APPLICANT—Joseph W. Landes, for Salvo Realty Co., Inc., owner.
SUBJECT—Application reopened January 18, 1955 for consideration as to additional objection—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—152-156 Wooster street, east side, 90 ft. south of West Houston street, Block 514, Lot 10, Borough of Manhattan.

938-54-A

APPLICANT—Simeon Heller, for 172nd Realty Corp., owner.
SUBJECT—Application December 10, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—171-20 Station road, south side, block bounded by East 172nd street, 42nd avenue, Auburndale lane and Station road, Block 5351, Lot 1, Flushing, Borough of Queens.

97-55-A

APPLICANT—Lama, Proskauer and Prober, for Ideal Clamp Manufacturing Co., owner.
SUBJECT—Application February 3, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—413-437 Liberty avenue and 187-209 Vermont street, northeast corner and 154-172 Wyona street, Block 3689, Lot 1, Borough of Brooklyn.

221-55-A

APPLICANT—Charles L. Koester, for Joseph Casa, owner.
SUBJECT—Application March 23, 1955—re Appeal from decisions of the borough superintendent.
PREMISES AFFECTED—266-14 East Williston avenue, south side, 44.59 ft. west to 267th street and 84-20 to 84-26 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22, 28 and 31, Floral Park, Borough of Queens.

658-54-A

APPLICANT—William A. Lacerenza, for 212 25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).
SUBJECT—Application September 1, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

662-54-A

APPLICANT—James Whitford, Jr., for Virginia Barrel Co., owner.
SUBJECT—Application September 9, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—178 Holland avenue, west side, 1754 ft. south of Richmond terrace, Block 1318, Lot 323, Mariners' Harbor, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*

MAY 17, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning* May 17, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).
SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.
PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration; then to April 26, 1955, applicant to file new decision of the Borough Superintendent as to enlarged plot; then to May 17, 1955, for applicant to file letter with the owner of Block 5202, Lot 54, within the hundred feet of the enlarged plot and to permit two publications in the Bulletin; and for decision.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.
SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side

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yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board; then to April 26, 1955, for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department; then to May 17, 1955, applicant to be notified.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

112-54-BZ

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application February 17, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of existing steps and platform erected nearer than permitted to street line, and with the yard at a level above legal grade.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

424-54-A

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application May 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

257-54-BZ

APPLICANT—Ferdinand Savignano, for Raymond Boggiano, owner.

SUBJECT—Application April 12, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, the maintenance of existing steps and platform erected nearer than per-

mitted to street line, and with the front yard to start at level of legal street grade.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

275-54-A

APPLICANT—Ferdinand Savignano, for Raymond Boggiano, owner.

SUBJECT—Application April 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application May 7, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used by a franchised automobile dealer as a show-room, storage garage, lubritorium, car wash, motor vehicle repair shop, under coating, front end alignment, new car conditioning, parts storage, sale and display of accessories, and office; and to permit the storage of customers' cars awaiting service—with business entrances and a business sign nearer the residence use district than is permitted; and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application April 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

647-54-BZ

APPLICANT—Kenneth W. Milnes, for Nicholas E. Vlasenko, owner.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the addition of motor vehicle repair shop to existing gasoline service station, show-room, used car lot and office.

PREMISES AFFECTED—1260 Hylan boulevard, south side, 39.26 ft. east of Quintard street, Block 3220, Lot 26, Grasmere, Borough of Richmond.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and the addition of four 550 gallon gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

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SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official), Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murry B. Brody, owners.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russong, owners.

SUBJECT—Application November 18, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing gasoline service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

972-54-BZ

APPLICANT—Murray S. Cohen, for Wolf and Kindler, owners (Fordham Drug Co., lessee).

SUBJECT—Application December 23, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail I use district, the extension of existing store in a class A multiple dwelling into residence portion of lot.

PREMISES AFFECTED—2487 Creston avenue and 72 East 190th street, southwest corner, Block 3174, Lot 28, Borough of The Bronx.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car washing (non automatic), motor vehicle repairs, and office, and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

254-45-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application reopened January 4, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district the sale, storage and display of new and used cars, and to permit the erection of a gasoline service station, to be used in conjunction with an authorized auto dealer and to permit the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage.

PREMISES AFFECTED—186-25 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 17, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 17, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

615-54-SA

APPLICANT—Warren Connelly Co., agent for Norge Division of Borg-Warner Corporation, owner.

SUBJECT—Application June 22, 1954—Norge Gas Clothes Dryer, Models AG-710, AG-715 and AG-730, approval of.

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.

SUBJECT—Application September 14, 1954—Rockwood Foam System (fire-extinguisher), approval of.

144-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products, owner.

SUBJECT—Application February 25, 1954—Taylor Clay Products Face Brick (cored or solid), No. 705 Economy (3½ x 3½ x 11¾"), approval of.

145-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products Co., owner.

SUBJECT—Application February 25, 1954—Taylor Face Brick (cored or solid, various sizes, in colors), approval of.

236-54-SM

APPLICANT—Tomkins Brothers, agent for Isenhour Brick and Tile Co., owner.

SUBJECT—Application March 22, 1954—Isenhour Brick and Tile Co., Face Brick (for exterior masonry), approval of.

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919-54-SM

APPLICANT—Lightolier Inc., owner.
SUBJECT—Application November 24, 1954 (Lightolier Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

165-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.
SUBJECT—Application February 24, 1954—Roddiscraft Protex Fire Door, approval of.

166-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.
SUBJECT—Application February 24, 1954—Roddiscraft Ascestocore Fire Door, approval of.

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Long-fellow, agent).
SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

538-54-SA

APPLICANT—International Heater Company, owner, William R. Landmesser, agent.
SUBJECT—Application May 27, 1954—Economy Gas-fired Gravity Furnace, Models GG-85-E, GG-122-E and GG-147-E, approval of.

539-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser agent.
SUBJECT—Application May 27, 1954—Economy Gas-fired Lo-Boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E, approval of.

540-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser, agent.
SUBJECT—Application May 27, 1954—Economy Gas-fired Hi-Boy Forced Air Furnace, Models GH-65, GH-65E, GH-82 and GH-100, approval of.

297-52-SA

APPLICANT—General Electric Company, owner.
SUBJECT—Application reopened February 15, 1955, as to amendment to resolution—re General Electric Gas-fired Warm Air Furnace, Models 21LG10, 21LG20, 21LG25, 21LG30 and 21LG40, previously approved.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Co., Division of The American Laundry Machinery Co., owner L. Frank Wright, agent.
SUBJECT—Application reopened November 3, 1954 as Vol. II for test and report as to design—Huebsch "372" Tumbler (gas heated clothes dryer); previously approved re Huebsch Open End Drying Tumbler (gas heated clothes dryer).

620-51-SA

APPLICANT—York-Shipley Inc., owner.
SUBJECT—Application reopened November 10, 1953, as to amendment of resolution to additional models—re York-Heat and Yorktowne Domestic and Commercial Oil Burners (gum type), Models CHB-7, CPB-7, C7PB-1, C7B7-2, C7LB-7, CSC-5, CU-5, C7-67, CE-CM, CU-67, N-1, NE-1, NM-1, N12, NE-2, N-3, N-38, NU-1, NE-3, NM-3, T-5, LC-9 and LCE-9, previously approved.

620-54-A

APPLICANT—Howard H. Snyder, for Hotel Taft Corp., owner.
SUBJECT—Application July 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 67, subdivision 7(b) re egress.

PREMISES AFFECTED—761-779 7th avenue, east side, from West 50th to West 51st streets, Block 1003, Lot 1, Borough of Manhattan.

649-54-A

APPLICANT—Leo I. Valker, for Theresa Gerler, owner (F. W. Woolworth Co., lessee).
SUBJECT—Application August 20, 1954—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—126-128 Lenox avenue, east side, 50 ft. 11 in. north of West 116th street, Block 1600, Lot 3, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MAY 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, May 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

MAY 24, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 24, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.
SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling, folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13, 29, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.
SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

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Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Long-shoreman Checkers and Clerks Social Club, Inc., owner.
SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles in a residence use district the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hildun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

896-54-A

APPLICANT—Kitzler and Nurick, for Hildun Corp., owner.

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21

of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.
PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a business building (super market), using more than the area permitted, and with an entrance to required leading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy of second floor of existing public garage to factory use.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

886-48-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Seagirt Realty Co., owner (Arverne Auto Body and Fender Works, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding.

PREMISES AFFECTED—71-10 Beach Channel drive, west side, 156.78 ft. north of Beach 72nd street and 348 Beach 72nd street, Block 537, Lot 14, Arverne, Borough of Queens.

162-50-BZ—Vol. II

APPLICANT—Leo Kornblath, for Sanjon Realty Corp., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline

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service station, lubritorium, car wash (non automatic), motor vehicle repairs and office.

PREMISES AFFECTED—29-03 Sea Girt boulevard, south side, from Beach 29th street to Beach 30th street, Block 287, Lot 1, Far Rockaway, Borough of Queens.

639-54-BZ

APPLICANT—Siegel and Green, for Oslo Realty Corp., owner.

SUBJECT—Application August 4, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district for a term of twenty years the conversion of existing tenant's garage in cellar of multiple dwelling, to non tenant transient garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—70 East 162nd street and 920-926 River avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and business district for a term of ten years the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

933-54-BZ

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, B area district the conversion of use of first and second floors in existing five story structure to business use, and to permit openings between the two structures on first and second floors to gain access from one building to the other; and to permit a two story extension of rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

934-54-A

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212(lc) of the Multiple Dwelling re required yard level.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, lubritorium, and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles waiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

997-54-BZ

APPLICANT—Irving H. Passel, for Thomas Nolan, owner (o/u/c Esso Standard Oil Co.).

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MAY 24, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon May 24, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

185-55-SM

APPLICANT—Joseph Aiello, for Mastic Tile Corporation of America, owner.

SUBJECT—Application March 4, 1955—Matico Cork Tile Flooring, approval of.

45-55-SA

APPLICANT—Avril Incorporated, owner.

SUBJECT—Application January 19, 1955—Avril Inc., Rinse Water Treatment Pump, Model S, approval of.

767-54-SM

APPLICANT—Concrete Pipe and Products Company, Inc., owner (Limestone Products Corporation, agent).

SUBJECT—Application September 27, 1954—Spectra-Glaze Tile Face Concrete Masonry Units, approval of.

114-55-SA

APPLICANT—Cornelius C. Fisk, for The Messer Company, Inc., owner.

SUBJECT—Application February 7, 1955—Merco Mechanical Draft Oil Burner, Model J, approval of.

81-53-SM

APPLICANT—F. E. Schundler and Company, Inc., owner.

SUBJECT—Application January 20, 1953—Coralux Floor and Ceiling Construction (gypsum plaster), approval of.

CALENDAR

78-53-SM

APPLICANT—PerAlex of New Jersey, owner.
SUBJECT—Application January 27, 1953—PerAlex Insulated Roof System, approval of.

981-54-SM

APPLICANT—The DuBois Company, Inc., owner.
SUBJECT—Application December 13, 1954—Rins-O-Lator (for dishwashing machines), approval of.

876-50-SM

APPLICANT—Exit Lock Co., Inc., Division of C. D. Wailes Corp., owner-manufacturer.
SUBJECT—Application September 25, 1950. Exit Lock Co., Inc. Fire Exit Lock Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E and A6E, approval of.

114-53-SA

APPLICANT—Morrison Steel Products, Inc., owner.
SUBJECT—Application reopened March 29, 1955, as to amendment to resolution as to additional trade name—re Morrison Conversion Oil Burner, Models PB-1-J and PB-2-J; previously approved.

709-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).
SUBJECT—Application reopened June 2, 1954 as Vol. II for test and report if required, as to revised dimension of the material—re Gold Bond Gypsum Wall Plank (wall-board for new or remodeling work); previously approved re Gypsum Lath (plaster board), Gypsum Wallboard and Gypsum Sheathing Board, Gold Bond, Rockwell and Gypsolite Brands.

503-40-SM

APPLICANT—Acme and Dorf Metal Door Corp., owner.
SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re ABC One and One half Hour Kalamein Door; previously approved.

485-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened July 13, 1954, as to amendment to resolution to include additional USG Lath Rocklath Accessories—re USG Rocklath Accessories; previously approved.

494-45-SM

APPLICANT—ABC Kalamein Door Co., and Acme & Dorf Metal Door Corp., owners.
SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re ¾ Hour Kalamein Fire Resistive Window; previously approved.

500-47-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.
SUBJECT—Application reopened March 8, 1955, as to amendment to change of construction—re 1½ Hour Flush Type Door; previously approved.

595-52-SM

APPLICANT—PerAlex of New Jersey, owner.
SUBJECT—Application July 13, 1952—PerAlex (perlite lightweight aggregate), approval of.

HARRIS H. MURDOCK, *Chairman*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 26, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 12, 1955, were approved as printed in the Bulletin of April 19, 1955, Vol. 40, No. 16.

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Sicilian and Laura Sicilian, owners (Sun Oil Company, lessee).
SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories and office.

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Samuel A. Feuchtwanger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A. M. for inspection and decision; hearing closed.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office, and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner (Block 4624, Lot 57), Borough of The Bronx.

APPEARANCES—

For Applicant: Saul S. Nevins.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Taken off calendar; new date to be set.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

MINUTES

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M., hearing closed; applicant to be notified.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A. M. for further study by the Board; hearing previously closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M., for applicant to file letter with the owner of Block 5202, Lot 54, within the hundred feet of the enlarged plot and to permit two publications in the Bulletin; and for decision, hearing previously closed.

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district, the extension of existing diaper laundry, mangling, folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Louis Heimowitz.

For Opposition: Lawrence Weinstein, Domenick Pacnotta, Charles Drucker, Sara Osofsky, Leiser Slauuny and Irving Weinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing closed.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Louis Heimowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing closed.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Carl Papa.

For Opposition: Matilda Boyle, Mrs. Anna Bender, N. Tenka, Isaac Weinberg, Anna Vanek, Gabriela Reinhard and Margaret Reichel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing closed.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoreman Checkers and Clerks Social Club, Inc., owner.

SUBJECT—Application October 29, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Dominick Salvati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing closed.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M. G. M., Inc., lessee).

MINUTES

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district, portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Leo Lichtblau, Sally Fitzpatrick, Anna Widldrz, Teresa Hoffman and Anna M. Hitzlberger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing closed.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M. G. M. Inc., lessee).

SUBJECT—Application October 28, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing closed.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph V. McKee and G. Lazerus.

For Opposition: Herman Reich, Frank De Carmine, Celia Goldstein, Sam Baum, M. Smoley, Oscar Dale, E. Zsigalor, Mrs. C. Krause, Rosalind Leonard, Hazel Braiard, E. Hofkerr, Mary Miceli, Edith Priloff, Rose Simms, Al Garr and Gussie Kapetnski.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A. M. for applicant to file revised plans; hearing previously closed.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gameski and Herbert F. Saul, owners.

SUBJECT—Applicaition November 23, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale of and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lots 21 and 25—formerly Lot 21, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and R. S. Hardy.

For Opposition: Frank De Carmine, Rosalind Leonard, Mary Miceli, Celia Goldstein and Edith Prigoff, Herman Rotch, Alice Tertzakian, E. Hofkerr, Walter Furman, Sol Shriebman, Al Garr, Ernest Kolverman, S. Young, Goldstein, V. Tertzakian and L. De Carmine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 3, 1955, at 10 A. M. for applicant to file revised plans; hearing previously closed.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hilddun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Robert I. Greenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing closed.

896-54-A

APPLICANT—Kitzler and Nurick, for Hilddun Corp., owner.

SUBJECT—Application November 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Robert I. Greenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision in conjunction with Cal. 895-54-BZ; hearing closed.

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Brezcia, owners.

MINUTES

SUBJECT—Application December 1, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use district portion of plot the parking of motor vehicles to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nercid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Fred W. Eggert, Jr., Rev. Roger Geffen, Agnes Lanzke, Andrew F. Lillys, Margaret McGuire, Adele Ciliotta, Catherine Morrissey, Katie Schuckert, Lucy Piedmonte, Matilda DiNoia, Mary Capozzi and Eugene De Pierris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for inspection and decision; hearing closed.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—(decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin R. Leinhardt and Frank J. Viola, U. S. Post Office.

For Opposition: Goldie Lipetz, Henry E. Ashcroft, Elizabeth Cartlin, Robert Ready, Francisco Berrios and Samuel Lipetz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A.M. for inspection and decision; hearing closed.

155-54-BZ

APPLICANT—Leonard F. Rothkrug, for Tony Nappo, owner.

SUBJECT—Application March 5, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district, the erection and maintenance of a structure using more than the area permitted.

PREMISES AFFECTED—173 Bayard street, north side, 194 ft. 6 7/8 in. east of Graham avenue (Block 2720, Lot 43), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly

Negative

Absent Commissioner Keating

714-28-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Queens-Union Realty Co. Inc., owner, Kemwol Realty Corp., lessee.

SUBJECT—Application November 24, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from retail stores (previously granted by the Board), to mortuary, storage, lounge, funeral parlor and chapel, with a two car garage.

PREMISES AFFECTED—119-51 to 119-59 Union turnpike, north side, 75 ft. east of Kew Forest lane, Block 3347, Lot 44, formerly Lot 45, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons, Perry P. Kemp and Jerome W. Perlstein.

For Opposition: George J. Gross and Dr. James L. Dixon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to April 26, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Union turnpike are in residence and business use, D area, class 1 height districts; Kew Forest lane is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1954 acting on Alt. Applic. 2663-54, reads:

"1. The use of the premises as a mortuary, storage, lounge, funeral parlor, chapel and two car garage in a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. The proposed change in occupancy from retail stores to mortuary, storage, lounge, funeral parlor, chapel is contrary to the Board of Standards and Appeals Resolution #714-28-BZ printed in Bulletin #3 Vol. #15 and is referred back to the Board for reconsideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. frontage by 77.82 ft. in depth, on which is located a one story, class 2 building, 105 ft. front by 77.82 ft. in depth, used as retail stores, as per Board grant on January 22, 1929; that it is proposed to change the use to mortuary, lounge, funeral parlor, chapel and two car garage; and

WHEREAS, the applicant further states that since the adoption of the resolution, Queens boulevard has been widened and the easterly 3 ft. of the premises is now in a business use district; that at some time prior to 1947 the area zoning was changed from C to D; and

WHEREAS, the applicant contends that subsequent to the construction of the building in accordance with the variation granted by the Board, there have been many and radical changes in the neighborhood; that the construction of the vehicular passageway on Union turnpike under Queens boulevard has eliminated any crossover from either side of Union turnpike to the other; that a protective retaining wall in the roadway in front of the premises is another result of this construction; that since the wall was built it has been very difficult to rent the store space and some of the stores have been vacant for 4 years; that the building is off the main thoroughfare and trade on the street is practically nothing, yet because of the bus and subway facilities along Queens boulevard, the building is satisfactory for a funeral home; that there are no residences along the street frontage to be adversely affected; that the southeasterly side of Union turnpike, opposite the property, is occupied by the Kew Gardens hospital and a six story apartment house, which can in no wise be affected by the proposed conversion; and

MINUTES

WHEREAS, the applicant states that the present owner has held title to the property since March 2, 1949; that the assessed valuation of land is \$38,000 and of the building \$21,000 making a total of \$59,000; that the building was erected 1930; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the street conditions were not suitable for the use proposed; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 2663-54, Objection No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

319-32-BZ—Vol. III

APPLICANT—Goldwater and Flynn, for Robert P. Marshall, owner.

SUBJECT—Application February 7, 1955 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot (previously granted by the Board—but not built).

PREMISES AFFECTED—East Tremont avenue and Dewey avenue, northwest corner, Block 5561, Lot 95, Borough of the Bronx.

APPEARANCES—

For Applicant: Monroe Goldwater and Samuel Rosenblum.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on February 23, 1955 subject to regular procedure, to consider revised proposal for a gasoline station, previously granted but which expired by limitation; and

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East Tremont avenue are in a retail use, D area, class 1 height district; East 177th street is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated January 27, 1955 acting on N.B. Applic. 139-55, reads:

"1. In a retail district the proposed 'Gasoline selling station, car washing and lubritorium with storage and parking of more than 5 motor vehicles contrary to Section #4-A of the Zoning Resolution.'"

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 92.74 ft. in depth, irregular, presently vacant; and

WHEREAS, the applicant further states that in connection with the appeal heretofore approved for the erection of a gas station, circumstances have prevented the carrying out of the erection of this gas station in accordance with plans originally approved; that shortly after the adoption of the resolution herein, the owner immediately proceeded with plans for construction but critical materials were not easily obtainable at that time due to the war in Korea; that the owner was subject to call for active military duty and therefore the project in question had to be postponed; that since the original pro-

posed lessee had, by reason of the lapse of time, withdrawn from its arrangement, the owner recently entered into negotiations with The Texas Company which culminated in a lease with said company for the purpose of erecting a gas station as authorized under the original resolution adopted by the Board; that this lease is conditioned upon the approval of the Board for the owner to immediately commence construction of the gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since February, 1950; and

WHEREAS, the applicant states that from present indications no portion of the premises will be required for roadway from proposed bridge; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

WHEREAS, a gasoline service station was permitted under resolution adopted by the Board under Cal. 319-32-BZ, Vol. I on November 4, 1932, which was never constructed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the use of the plot as a gasoline service station, previously permitted by the Board under resolution adopted July 25, 1950, for which approved plans were filed and approved by the Board on July 15, 1952, so as to rearrange the proposed station substantially as now proposed and as indicated on plans filed with this application, marked "Received February 7, 1955", 4 sheets, *on condition* that the requirements of the resolution above cited and approved plans filed in connection therewith shall generally be followed as to requirements where not inconsistent with the revised drawings and that revised working drawings shall be submitted for further consideration by the Board and for imposition of additional conditions within two months and that after approval thereof, all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application November 15, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district, the erection of an extension to existing structure using more than the area permitted (previously granted by the Board an extension and to omit required rear yard).

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Mrs. L. F. Hollenbach.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 7, 1954 subject to regular procedure and restored to docket to consider extension in area of proposed addition; and

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bul-

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letin; laid over to March 29, 1955, for further hearing, for appearance of the applicant and for inspection; then to April 26, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 31st street are in residence and business use, C area, class 1½ height districts; Avenue H is in a business use, C area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1954 acting on Alt. Applic. 3487-54, reads:

"1. Proposed extension exceeds area for a 'C' district & is contrary to Art. 4 Sect. 13b & 19c of the zone resolution, note these premises were subject to a variation granted by Bd. of Standards & Appeals under 162-38-BZ & 169-41-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 67 ft. 6 in. frontage by 100 ft. in depth, on which is located a one-story brick building, which was granted under Cal. 162-38-BZ and 169-41-A; that the plot is in business and residential use, C area districts; that the use district boundary line between the business use and residence use districts parallels, at a distance of 100 ft., both Flatbush avenue and Avenue H and that this line leaves a small area at the northeast corner of the subject plot in the residence district, that this area, for a distance of 6 ft. 7 in. along the rear lot line and for 28 ft. along the north lot line is equal to about 185 sq. ft. and will be kept vacant; and

WHEREAS, the applicant contends that the adjoining property bordering on the south has 100% coverage; that there has been no material change in the community since the original approval by the Board; that the owner has operated the premises continually as a restaurant since the date of purchase in June 1944; that a grant of this application will not adversely affect light or ventilation of any adjoining building and that it is mandatory for the owner to enlarge the building in order to operate his business as an efficient and profitable enterprise; and

WHEREAS, the applicant states that the present owner has held title to the property since June 18, 1944; that the assessed valuation of land is \$27,000 and of the building \$52,000 making a total of \$79,000; that the building was erected in 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area to permit the extension of the building substantially as proposed and as indicated on plans filed with this application marked "Received, November 15, 1954" (5 sheets) *on condition* that the extension shall not be increased beyond the height and areas as therein proposed; that there shall be no windows on the rear or side lines; that there shall be no openings to the adjoining portion of the premises proposed to be unbuilt upon; that such open portion shall be maintained and paved and drained; that suitable fences shall be maintained thereon against such open space on the side lot line and on the rear lot line and that there shall be no skylight in the roof of the proposed extension; that ventilation shall be by mechanical means with equipment venting toward the street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

1012-39-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Abraham J. Stern, owner, Socony Vacuum Oil Company, Inc., lessee.

SUBJECT—Application November 26, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the reconstruction and extension of an existing gasoline service station to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot (previously granted by the Board—never reconstructed).

PREMISES AFFECTED—4902-4910 Kings highway and 1161-1163 East 49th street southeast corner and 4901-4909 Avenue H, Block 7733, Lots 7 and 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider extension and rearrangement; and

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to April 26, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Kings highway, East 49th street and Avenue H are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1954 acting on N.B. Applic. 1221-54, reads:

"1. Proposed reconstruction and extension of an existing gasoline station in a residence zone to gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room and parking and storage of motor vehicles is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 85 ft. 1¼ in. frontage by 36 ft. 1¾ in. in depth, irregular; that the use district maps show that the premises are located in a residence use, class 1 height, C area district; that as of July 25, 1916 the premises were in an unrestricted district and received its present use designation on June 16, 1922; that as of July 25, 1916 the premises were in a class D area district and received its present area designation March 27, 1925; and

WHEREAS, the applicant further states that the premises are presently developed with a gas station consisting of two open grease pits, one open lift, four 550 gallon gas tanks, five dispensing pumps and a one story building of class 3 construction, having a frontage of 20 ft. 6 in., a depth of 13 ft. and being used as an office for the gas station; that in 1921 permit No. 9640 of 1921 was issued for a gas station and certificate of occupancy No. 11127 was issued on December 19, 1921 for said use of gas selling station on a plot having a frontage of 50 ft. on Avenue H, 69 ft. on East 49th street, 100 ft. on the easterly lot line and 59 ft. on the northerly lot line; that in 1925 permit No. 1542 of 1925 was issued to relocate two existing gas tanks due to the widening of Kings highway; that in 1931 permit No. 10582 of 1931 was issued for two grease pits and certificate of occupancy No. 67282 was issued on April 25, 1932 for use as gas station and two grease pits; that in 1940 under Cal. No. 1012-39-BZ the Board granted a variance to rebuild and extend this station, but no work was ever done under this grant; and

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WHEREAS, the applicant states that it is proposed to extend the existing gas station to a frontage of 85 ft. 1¼ in. on Kings highway, 36 ft. 13⁄8 in. on East 49th street, 75 ft. on Avenue H, 100 ft. on the easterly lot line and 18 ft. 9½ in. on the northerly lot line; that it is also proposed to install six additional gas tanks, making a total of 10, relocate and reduce the number of dispensing pumps to 4, demolish the present building, remove the pits and lifts and erect a new accessory building one story in height, of class 3 construction, having a frontage of 44 ft. and a depth of 27 ft. 8 in., to contain the conjunctive uses of lubritorium, car wash, minor auto repairs, store and utility room; that part of the open area will be used for parking of cars awaiting service; that a 5 ft. high woven wire fence on a 6 in. high concrete curb is proposed on the unbuilt portion of the easterly lot line and on the northerly lot line; that it is also proposed to have one 40 ft. curb cut on Kings highway, one 35 ft. cut on Avenue H and one 25 ft. cut on East 49th street; and

WHEREAS, the applicant contends that inasmuch as Kings highway is a heavily trafficked auto lane leading across Brooklyn the proposal is entirely within keeping at this point as is also proven by the continuous operation of the gas station since 1921; that the removal of the present building, open pits and the erection of a new building of modern design will greatly enhance the appearance of this station; that all the services will be performed inside of the new building; that owing to the irregular shape of the plot and with the small frontages on all three streets the curb cuts as proposed will provide better ingress and egress to the station and help to reduce pedestrian hazards; that the following non-conforming uses within the affected area also render the proposed re-building entirely in keeping at this point; that block 7732, lot 8 contains a gas station and block 7733, lots 21 and 53 contain a garage and gas station; that a portion of East 49th street north of Kings highway is in an unrestricted zone and has developed with unrestricted zone uses; that it would be a hardship to devote the site to residence purposes, due to its location on Kings highway with the attendant noise and gas fumes and with the many non-conforming uses in the affected area; and

WHEREAS, the applicant states that the present owner has held title to the property since August 11, 1927; that the assessed valuation of land is \$11,500 and of the building \$2,500 making a total of \$14,000; that the building was erected 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension and reconstruction and rearrangement of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked "received, November 26, 1954" (5 sheets) *on condition* that such construction and uses on the premises as not proposed to be retained shall be removed and the premises shall be levelled substantially to the grade of the abutting streets and shall be developed and constructed and arranged as indicated on such plans; that the accessory building shall be faced with face brick on all sides; that there shall be no cellar under such accessory building; that pumps shall be of a low approved type and erected not nearer than fifteen feet to the street building line; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved storage tanks; that on the lot lines to the east and north there shall be erected a masonry wall not less than five feet six inches in height, such wall may be reduced towards Kings Highway to a height not less than four feet six inches within ten feet of the building line; that sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be limited

to one curb cut to Avenue H not over 35 feet in width and one curb cut to East 49th Street not over 25 feet in width and one curb cut to Kings Highway not over 35 feet in width; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the building line of Kings Highway towards the north on one post standard for supporting the sign, which may be illuminated and which may extend beyond the building line for a distance of not more than four feet advertising the brand of gasoline on sale only; that parking of cars waiting to be serviced may also be permitted on the premises, so located as not to interfere with the servicing of the station; that under Section 7i there may be minor repairs maintained only in the accessory building with hand tools only for adjustments; that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

831-41-BZ—Vol. III

APPLICANT—Max Horn, for Den-Robert Realty Co. Inc., owner.

SUBJECT—Application September 15, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in the residence use portion of the plot, the parking and storage of motor vehicles (previously granted by the Board for Lot 7 accessory to both buildings, later granted, for the rearrangement from hand ball courts to kiddie rides and parking, extended—expires 1956).

PREMISES AFFECTED—95 Beach 34th street and 34-05 Sprayview avenue, southwest corner and 76 Beach 35th street, Block 306, Lots 7 and 13, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Harry Sadigur.

For Opposition: B. M. Caruth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 3, 1954 subject to regular procedure, to consider extension of area and use; and

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach 35th street and Beach 34th street are in residence and business use, D area, class 1 height districts; Sprayview avenue is in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 26, 1954 acting on Alt. Applic. 1869-54, reads:

"1. The use of the premises for parking and storage of motor vehicles in the residence portion of a lot partly in a residence and partly in a business use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 292 ft. in depth, irregular; that it is proposed to use vacant portion for parking and storage of motor vehicles; and

WHEREAS, the applicant further states that the plot under appeal has a frontage of 125 ft. on Sprayview avenue, 292.07 ft. on Beach 34th street, 250 ft. on the Boardwalk and 126.56 ft. on Beach 35th street; that it is zoned business D for a depth of 100 ft. from the Boardwalk and residence D for the

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balance of the plot to Sprayview avenue, in block 306, lots 7 and 13; that the zone was changed from business D to residence D on December 28, 1939; that on the Boardwalk frontage from Beach 34th to Beach 35th street, is a block of one story stores; that about half of the balance the plot was built up with a group of frame bathing lockers which were destroyed by fire and the owner has decided not to rebuild these dressing lockers but to use the area indicated for parking in conjunction with adjoining parking space where parking was permitted by the Board, because of the tremendous demand for parking space in this section; that the ground has already been cleared of the remains of the fire; that the stores were not affected by the fire and are intact; that the portion of the plot on Sprayview avenue (lot 7) was used for parking for bathing locker patrons and the 70 by 150 cemented area on Beach 35th street was originally used as a hand ball court, but for a number of years before the fire, was used for patrons' parking; that there is an existing ramp from this portion of the lot to Beach 35th street because the grade at Beach 35th street is about 30 in. higher than at the corner of Beach 34th street and Sprayview avenue; and

WHEREAS, the applicant requests a variance for a period of five years for this parking lot, for pleasure cars during the summer season, because of the great need for parking space, especially on week ends and holidays; that on these days, the streets are completely lined with cars, where permitted, long before noon, as is also the city parking field a few blocks away and the other parking lots in the area; that this parking lot, with an area of 39,500 sq. ft., will materially help the critical parking situation here; and

WHEREAS, the applicant states that the present owner has held title to the property since June 10, 1951; that the assessed valuation of land is \$68,500 and of the buildings \$60,000 making a total of \$128,500; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 6, 1951, as thereafter amended by resolution adopted through January 5, 1954, by adding thereto: that in the event the owner desires to include a portion of the premises formerly occupied by baths, which have been removed, such space so occupied may be included as addition to the present permitted parking area on condition that the requirements of the resolution adopted February 6, 1951, as above cited, shall be complied with and that paving and fencing as therein required for the other portions of the plot shall apply to this portion of the plot; that this variance is granted for a term under Section 7h to expire January 5, 1956 and as indicated on plans filed with this application marked, "Received, February 9, 1955" (3 sheets); that all permits shall be obtained, including a new certificate of occupancy and work completed within six (6) months from the date of this amended resolution.

596-42-BZ—Vol. IV

APPLICANT—Irrving P. Marks, for Roberts Numbering Machine Company, owner.

SUBJECT—Application October 25, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district the maintenance of existing extension to one story brick factory (previously granted by the Board under Cal. No. 306-42-BZ), to be used as an enclosed loading shed.

PREMISES AFFECTED—692-710 Jamaica avenue, south side, 54 ft. 2 in. west of Richmond street, Block 4102, Lots 19 and 35, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irrving P. Marks.

For Opposition: Mrs. Anna Baltrusaitis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on November 23, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to April 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Richmond street and Jamaica avenue are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 13, 1954 acting on Alt. Applic. 1071-54, reads:

"1. Extending business use in a Residential use district, is contrary to Art. II sect. 3 of Zone Resolution. Refer to B.S. & A. Appl. #306-42-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 186 ft. 1 in. frontage by 226 ft. 5½ in. in depth, irregular, on which are located a one and two story factory building, certificate of occupancy No. 112704, used for the manufacture of numbering machines, also two frame buildings (dwellings) on the Richmond street front of the plot, also a one story building, certificate of occupancy No. 113678, for garage, also a one story factory building, certificate of occupancy No. 106067, to which the extension in question was added and which was the subject of a variance by the Board under Cal. No. 306-42-BZ, with the occupancy established as follows: cellar, boiler room; 1st floor—factory, 35 persons; that the extension built on the southeasterly side of the factory is 13 ft. 5 in. wide, 49 ft. 11 in. long and has an average height of 10 ft. from grade; that it is constructed of cinder block around three sides approximately 4 ft. in height and has lally columns supporting a girder, which in turn supports the roof; that the floor is constructed of concrete on earth; that the space above the cinder block walls to the underside of the girder and between the lally columns is to be enclosed with steel windows on the southerly and easterly sides and the northerly side is to have a sliding door; that the purpose of this extension is solely to be used as an enclosed loading shed; and

WHEREAS, the applicant contends that the owner is the manufacturer of precision parts for the United States Navy on a reasonably large contract; that when shipments are ready to be made, it was ascertained that adequate loading facilities were not available, especially in bad weather, and the Navy representatives suggested that the owner erect a suitable weather-protected loading platform; that the owner immediately set about complying with same, but upon notice that a violation existed, which occurred after the main structure had been erected, they stopped further construction; that the loading platform is entirely within the residential portion of the property but does not extend beyond the factory building already granted by the Board, and occupies space that was used for open loading space; that the portion of the residential property in back of the existing factory building and also in back of the loading platform has always been and will continue to be maintained as a garden area of 3,750 sq. ft. and has suitable landscaping surrounding the area and also is beautifully landscaped; that a concrete curbing separates this garden area from driveways, loading area and factory; that the garden area is directly in back of and between adjoining residential properties and has not been changed by the erection of the loading platform; that the entire property, including the driveways and loading areas, has always been kept in tip-top shape and the owners have always tried to keep the residential character of the rear portion of the property by adequate landscaping of the business areas with a great deal of expense and inconvenience; and

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WHEREAS, the applicant states that the present owner has held title to the property since April 29, 1910; that the assessed valuation of land is \$33,200 and of the buildings \$65,800 making a total of \$99,000; that the buildings were erected 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1942, as amended by resolution adopted by the Board on June 26, 1945, and November 23, 1954 by adding thereto: that the extension already constructed and proposed to be maintained as indicated on plans filed with this application marked, "Received, February 16, 1955" (5 sheets) may be continued as thereon proposed and for the use as shown *on condition* that in all other respects the resolutions above cited, and this resolution, shall be complied with; and that all permits shall be obtained and all work completed within six months from the date of this amended resolution; that such extension shall be for a loading shed as proposed.

857-48-BZ—Vol. II

APPLICANT—Jerome N. Perlstein, for Big Six Realty, owner, Balsam Farms, lessee.

SUBJECT—Application October 5, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the demolition of two story frame structure and the erection in its place of a one story, class 2 structure, to be used as an office and storage in conjunction with adjoining dairy farm.

PREMISES AFFECTED—87-10 Pitkin avenue, south side, 52 ft. west of 88th street, Block 11367, Lot 22, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 19, 1954 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to April 26, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Pitkin avenue and 88th street are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 20, 1954 acting on Alt. Applic. 2237-54, reads:

"1. The construction of a building within a Residence Use District for use as an office and storage building is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 91 ft. frontage by 324.8 ft. in depth, irregular; that this lot is bounded on the west side adjoining the Right of Way by lot 1, both lots being owned by the same owner and both properties are used conjunctively as a dairy farm; that the plot is now occupied by a two story frame building 35 ft. by 45 ft. formerly used for office space and storage (not in use now), an adjoining one story brick building 15 ft. by 30 ft. used as a storage barn and a one story concrete block building 30 ft. by 50 ft. used as a storage garage; that it is proposed to demolish the two story frame building at the northerly end of the plot and to construct in its place a new one story masonry building 35 ft. by 65 ft.,

of class 2 construction, to be used for offices and storage of new glass bottles; that these premises together with adjoining lots to the west, consisting of approximately two acres, are in a residence use district, although it has been occupied as a dairy farm and milk processing plant under the same ownership for over 50 years; that the use zone for 100 ft. deep from both Pitkin avenue and Dumont avenue was changed from business to residence on May 15, 1941; and

WHEREAS, the applicant contends that due to inadequate facilities and Health Department requirements for construction of additional facilities on lot 1, the owners filed with the Board under Cal. Nos. 857-48-BZ and 1065-48-A for permission to build a new extension to comply with the requirements of the department of health; that the Board granted a variation to permit in a residence use district the extension of existing buildings used for milk pasteurizing, bottling and distributing, loading and offices affecting block 11367, lot 1; that this extension is now under construction and since its original approval the proposed plan and layout are inadequate for present day machinery layout demands and thus is insufficient space for the proposed offices; that it was then necessary to locate offices in the immediate vicinity of the entrance to the new extension now under construction so as to afford efficiency and control in management; that it was therefore decided to demolish the present two story frame building that was used infrequently as office space before its condition made it undesirable for such use, as this location was best suited for office requirements; that it is proposed to construct the new walls of concrete block and brick veneer with a concrete slab roof; that since this dairy farm was in existence long before most of the adjoining owners acquired their property and the proposed building will not in any way interfere with or cause disturbance to any surrounding properties but will improve the appearance of the plot, at the same time eliminating a fire hazard, and since it is deemed essential to maintain sufficient office space for the proper management of the business, and that this proposed construction is to be used conjunctively with the building now under construction, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since February 8, 1925; that the assessed valuation of land is \$6,800 and of the building \$2,700 making a total of \$9,500; that the building was erected 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, and the committee recommends that the application should be granted on condition.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1949 by adding thereto: that the existing two story frame building shall be removed and there may be erected a one story building replacing it substantially as proposed and as indicated on plans filed with this application marked, "Received, October 5, 1954" (4 sheets), and "February 9, 1955" (one sheet). *on condition* that in all other respects the building and occupancy shall comply with all the requirements of law therefor; that this variance shall continue only so long as the premises are used as proposed and in conjunction with the existing milk plant; and that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

144-50-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Habco Estates, Inc., owner.

SUBJECT—Application September 28, 1954 (decision of the borough superintendent), under sections 7e, 7h, and 21 of the zoning resolution, to permit in a residence, local retail and retail use district, the change of occupancy from roller skating rink, office and parking of motor vehicles (previously granted by the Board for ten years), to shop-

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ping center and the extension of existing parking of owners' and clients' motor vehicles.

PREMISES AFFECTED—130-35 Merrick boulevard, north side, 100 ft. west of Farmers boulevard, 127-06 to 127-32 Farmers boulevard and 178-22 to 178-30 Eveleth road, Block 12493, Lots 73, 85, 86, 87 and 88; Block 12494, Lot 8, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Aaron L. Solomon.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Keinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on October 19, 1954 subject to regular procedure, to consider change of use and additional use; and

WHEREAS, a public hearing was held on this application on January 11, 1955 after due notice by publication in the Bulletin; laid over to February 15, 1955, for inspection and decision; hearing closed; applicant to submit more complete plans of proposed use; then laid over, date to be set, Board to inspect similar uses; hearing previously closed; then set for April 26, 1955; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence, local retail and retail use, D area, class 1 height districts; Farmers boulevard is in local retail and manufacturing use, D area, class 1 height districts; Merrick boulevard is in local retail and retail use, D area, class 1 height districts; Eveleth road is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 23, 1954 acting on Alt. Applic. 1714-54, reads:

"1. The proposed use of shopping center & parking for more than 5 employees' & patrons' motor vehicles, on a plot partially in a retail use dist., partially in a local ret. use dist., & partially in a res. use dist. is contrary to Art. 2, Sec. 3 or the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 31.88 ft. frontage by 359 ft. in depth, irregular, approximately 60,000 sq. ft. in area, fronting on three streets; that on this area, in accordance with the Board's ruling, there is constructed a modern one story fireproof building used as a roller skating rink; that 85% of this building is constructed within the retail and local retail area and only a small portion of the rear, approximately 26 ft. by 104 ft., or 15% of the building area, is in a residential district; that the entrance and entrance lobby front solely on Merrick boulevard in the retail use district; that it is proposed to change the use of said building from a roller skating rink to a shopping center; that this use will include space concessions for the sale of merchandise within the confines of the leased premises; and

WHEREAS, the applicant contends that under the terms of the original grant a small parking area directly west of the building was permitted by the Board; that it is now requested that the Board extend such parking area so as to accommodate cars; that it is proposed to develop this parking area by surfacing the same with steamed cinders treated as a binder; that there will be a 6 ft. by 10 ft. portable frame watchman's booth located at the sole entrance to the parking lot from Farmers boulevard; that shrubbery and hedges will be provided to the north and south, to protect the residential homes adjacent thereto; that the roller rink has not met with the expected success of the owners at the time of the proposal of same and they have been themselves forced to desert this building as a roller skating rink and to convert it to a use that will bring them a return on the investment placed in this building; and

WHEREAS, the applicant states that the property referred to is presently zoned as a class ½ height district; that the portion of the property within 100 ft. of Farmers boulevard is zoned as a local retail district, the portion more than 100 ft. from Farmers boulevard and within 100 ft. of Merrick road is zoned as a retail district and the remainder is in a residence district; that the Farmers boulevard and Merrick road frontages for a depth of 100 ft. are in a D district and the remainder is zoned as a D-1 district; that as of July 25, 1916 the entire property was zoned as an unrestricted use, one times height, D area district; that on January 21, 1947 the present use zoning became effective and on June 30, 1952 the present height and area designations went into effect; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant states the present owner has held title to Lot 8 since October 15, 1946 and to other lots since August 21, 1949; that the assessed valuation of land is \$21,000 and of the building \$185,000 making a total of \$206,000; that the building was erected in 1951; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and other similar uses in New York City and Garden City and Hempstead, Long Island were also inspected; and

WHEREAS, it is stated that a parking area for which permit has been issued is directly across Farmers boulevard for additional parking.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1950, as thereafter amended by resolutions adopted through September 18, 1951, by adding thereto:

"that the use of the building previously permitted under resolutions above cited may be changed to an occupancy of salesroom under the name "Merrick Mart", as indicated on plans filed with this application, marked "Received September 28, 1954", 3 sheets, as amended by plans filed marked "Received February 11, 1955", 4 sheets, "February 23, 1955" 1 sheet and "March 23, 1955", 1 sheet, *on condition* that the building shall not be increased in height or area and shall be used for the purposes proposed and indicated on such plans and arranged specifically as to spaces as indicated on plan marked "Received March 23, 1955" but excluding auctioneering; that in all respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including signs but not above roof, and to permit space for parking previously permitted to be extended to Sidway place as proposed and indicated on revised plan marked "Received February 11, 1955", 2 sheets, *on condition* that such space shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled for the entire area, including entrance passageway on Farmers boulevard; that around such parking lot there shall be maintained a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; with exit to Sidway place; that planting shall be maintained against such fence on the westerly side, as indicated on plans; that a similar fence shall be erected along the building line of Sidway place with one entrance as above permitted and with curb cut opposite not more than 20 feet in width; that such entrance shall be fitted with gates of similar construction and kept closed except when the parking lot is being used in connection with the store building; that such fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

SUBJECT—Application December 27, 1954 (decision of the borough superintendent), under sections 7f, 7i and 21 of the zoning resolution, to permit in a business use, D area

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district the erection and maintenance of a one story and mezzanine structure to be used as an automobile showroom, sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and office, using more than the area permitted (previously denied, a gasoline service station and motor vehicle repair shop).

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street, Block 6309, Lot 23, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Monroe Goldwater and Samuel Rosenblum.

For Opposition: Herman Mueller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 18, 1955 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; laid over to April 26, 1955, hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, D area, class 1 height district; 215th place and 216th street are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 13, 1954 acting on N.B. Applic. 4218-54 and superseded by N.B. Applic. 4218-54 dated February 24, 1955, reads:

"1. Proposed use of premises in a business use district for an auto-showroom, motor vehicle repair shop, auto-washing, lubrication, brake testing and relining, wheel alignment, general servicing and adjustment, sale of used cars, storage and offices is contrary to Art. II, Sec. 4a (29) of the Zoning Resolution.

2. Area under ramp is considered occupied area and this occupied area is in excess of permissible coverage in a D area district as per Art. IV, Sec. 14 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to erect a structure 160 ft. front by 90 ft. 6 in. in depth, one story and mezzanine, 20 ft. in height, of class 3 construction, to be used by a franchised automobile dealer as showroom, sales and service agency, storage garage, motor vehicle repair shop, parts department and office; and

WHEREAS, the applicant contends that upon the filing of plans a new objection, having items 1 and 2, was obtained; that item 1 is essentially the same as previously noted; that because all entrances have been omitted from the side streets, the previous item 2 no longer prevails; that the new objection, item 2, refers to the ramp from Northern boulevard to the 1st story and the Department of Housing and Buildings considers it area coverage and it states that the area coverage is in excess of that permissible in a D area district; that actually, the coverage by the building itself is not in excess of that legally permitted; that the total area of the lot is 19,888 sq. ft. and the area of coverage is 12,435 sq. ft. and since this property is in a D area, the permitted coverage is 12,438.4 sq. ft.; that adding the area of the ramp to the 1st floor, having a coverage of 690 sq. ft., to the area of the building aforesaid of 12,435 sq. ft., a total covered area of 13,125 sq. ft. is obtained, or an excess of 686.6 sq. ft., due entirely to the area covered by the ramp; that these premises will be operated under an established franchise for sales agency and servicing of Buick cars; that such servicing requires the repairing of cars, supplying of parts, painting and

such other details customary to the operation of an automobile agency, and for this purpose one gas pump and two tanks are to be installed; that the pump is to be located inside the building solely for the use of cars inside the building; that Northern boulevard is in a business district and as such it can be used for factories with use area permitted to equal the area of the lot; that such factories could of course use machinery; that warehousing and storage are also permissible; that the proposed showroom is a permissible use, but because the repairing of cars is required for servicing which is a necessary part of an automobile agency, objection No. 1 has been issued; that the parking of cars is also a permissible use; that since most of the uses proposed are permissible and such uses are much more desirable than factory, warehouse or storage buildings, and since high standards are to be maintained to conform to the franchise requirements of a Buick agency, it is felt that the proposed structure merits the consideration of the Board for a variance along the lines indicated; and

WHEREAS, the applicant states that the present owner has held title to the property since February 5, 1952 and that the assessed valuation of land is \$29,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution; and

WHEREAS, the Board deems that the space covered by ramp below curb grade should not be considered in computing building coverage.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of twenty years to permit the construction and use of the plot as indicated on plans filed with this application marked, "Received, December 27, 1954" (2 sheets), "February 18, 1955" (4 sheets), "March 16, 1955" (one sheet) and "April 21, 1955" (3 sheets) *on condition* that all buildings and uses on the premises shall be constructed and maintained for the use proposed, substantially as indicated on such revised plans; that the portion along 215th Street shall be reduced so that there is a space of 44 feet by 25 feet left unexcavated and unbuilt upon; that the proposed cellar under the entire building shall be properly ventilated and sprinklered with a wet source sprinkler system of at least one source; that the building shall be used mainly as proposed as an agency for Buick motor vehicles, occupied by Bay Buick, Inc., or its successors in the same line of business including sale of used cars; that motor vehicle repairing may be permitted as proposed in connection with the cars dealt in by the agency; that the space proposed to be left open shall be properly paved with concrete or asphaltic pavement; that the ramps as proposed shall start not less than 25 feet from the street building line; that such additional portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that the repairing work shall not include heavy chassis or collision work; that no anvil shall be maintained on the premises; that any acetylene welding or spraying shall be subject to licenses issued by the Fire Commissioner; that the sidewalks around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to the curb cuts as shown, namely, two thirty feet in width and one 13 feet in width to Northern Boulevard only, and no openings to 216th Street or 215th Place; that signs shall be restricted to a permanent sign attached to the facade of the building, excluding all roof signs and pylon signs above the roof and all temporary signs; that there may be one gasoline pump and two 550 gallon approved gasoline storage tanks for servicing of cars being dealt in but not for general sale to the public and there shall be no sign advertising the presence or sale of gasoline; that the pump shall be located within the building at the point as shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that

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all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

815-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Menashe Shekerdige, owner.

SUBJECT—Application November 23, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7h of the zoning resolution, to permit for a term of twenty years in a business use district the erection and maintenance of an auto showroom, gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles (previously denied by the Board).

PREMISES AFFECTED—2153-2159 8th avenue and 301 West 116th street, northwest corner, Block 1943, Lots 29, 30 and 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: D. Fogel, Paul Kahn and Abraham Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 4, 1955 subject to regular procedure, based on alleged new facts; and

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, at request of the applicant, objector concurring; no further requests for adjournment to be considered; then to April 26, 1955, for inspection if necessary and for decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 8th avenue are in a business use, D area, class 1½ height district; West 116th street is in residence and business use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 28, 1954 acting on N.B. Applic. 112-54, reads:

"1. Proposed auto showroom, gasoline service station, lubricatorium, car washing, minor auto repairs, office and sales, storage and parking and storage of motor vehicles uses are contrary to Sec. 4 (46 and 29) of Z.R. since same are located in a business use district."

and

WHEREAS, the applicant states that the premises consist of a plot, 80 ft. 11 in. frontage by 90 ft. in depth and presently developed with four story brick stores and tenements; that the two buildings on lot 29 were erected under N.B. 1727 of 1885 and the two buildings on lots 30 and 31 were erected under N.B. 1728 of 1885; that no certificate of occupancy has been issued; that the use district maps accompanying the building zone resolution show that the premises are in a business use B area, class 1½ height district and that there has been no change since 1916; that it is proposed to demolish all the present buildings and secure a variance for the period of twenty years in order to erect a modern auto showroom and gasoline service station consisting of twelve 550 gallon gasoline tanks and six dispensing pumps; that the proposed auto showroom and accessory building will have a frontage of 80 ft. 11 in. and a depth of 42 ft., one story in height, of class 3 construction and will contain the conjunctive uses of lubricatorium, car wash, minor auto repairs, office and sales and storage; that the northerly portion of the open site will be used for the parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the proposed auto

showroom and accessory building will be highly modern in design and will tend to improve the appearance of the entire affected area and be in keeping with any future development that may take place within said area; that the area to be provided on the site for the parking and storage of motor vehicles will help alleviate the parking situation at this point; that the erection of this one story building to replace the present five story building will go far towards providing better ventilation for the entire block; that 8th avenue is a highly trafficked auto lane leading north and south across Manhattan and as such the proposal is entirely in keeping at this point; that there are no other gas stations within the affected area; that the four upper floors of the present buildings have been vacant for years due to the obsolete rooms, toilet facilities, light and ventilation; that it would be prohibitive in any case to rehabilitate these buildings and it would not be feasible in this neighborhood; that the land is extremely high in assessed value and it is mandatory that the site be developed as proposed so that the owner may now receive an equitable return on his investment and to continue to pay taxes; that the affected area now has sufficient stores for public requirements; and

WHEREAS, the applicant states that the present owner has held title to the property since June 14, 1945; that the assessed valuation of land is \$57,000 and of the buildings \$5,000 making a total of \$62,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7f, for a term of fifteen years to permit the premises to be occupied substantially as proposed as a gasoline service station and accessory uses as indicated on plans filed with this application marked, "Received, November 23, 1954" (4 sheets) on condition that the existing multiple dwelling shall be removed and that the premises shall be levelled substantially to the grade of the abutting streets; that complete working drawings shall be submitted for consideration by the Board and for imposition of conditions before plans are filed with the borough superintendent; that such plans shall be filed within 30 days after approval; and that all permits shall be obtained, including a certificate of occupancy and work completed within the requirements of Section 22A of the Zoning Resolution.

655-54-BZ

APPLICANT—Michael Schimenti, for Joseph Bard and Alex Levinsoln, owners.

SUBJECT—Application August 24, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business and unrestricted use district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—1003 Flatbush avenue, east side, 81 ft. north of Tilden avenue, Block 5126, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Michael Schimenti and Nathan Silverman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site and Tilden avenue are in business and unrestricted use, C area, class 1¼ height districts; Flatbush avenue is in a business use, C area, Class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated July 28, 1954 acting on Alt. Applic. 2741-54, reads:

"1. Proposed extension together with existing bldg. occupying 100% of lot area violates Art. 4 Sect. 13b of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 18 ft. 8 in. frontage by 100 ft. 8¾ in. in depth, irregular, on which is located a three story brick building 55 ft. in depth, occupied as follows: cellar—storage, boiler room; 1st floor—store; 2nd floor—6 rooms, 1 apartment; 3rd floor—6 rooms, 1 apartment; that the building was erected in 1906 and is substantially the same with little alterations, consisting of store fronts; that the present owner has held title since March 1, 1937; that the property is zoned business for 100 ft. in depth and 8 ft. ¾ in. on triangle is zoned unrestricted; that it is in a C area, 1¼ height district; that the existing building covers 55% of the lot with a permitted extension of 60% of the unoccupied area equal to 27 ft. in depth, totaling 82 ft. in depth; that it is proposed to extend the existing building on the 1st floor; and

WHEREAS, the applicant contends that the existing store is too small for a tenant to rent on a fair lease; that the property backs an unrestricted district which is used for Macy's department store, covering an "L" shaped building; that the adjoining building on the north side has a one story extension to approximately 7 ft. from the rear lot line and all other buildings north are also extended; that this property is assessed for \$44,900; that since the income of this property is limited to the 1st floor only, the owner is having difficulty to economically carry the building with its limited rentable area; that the 2nd and 3rd floors have a dwelling occupancy but are now vacant; that the 799 sq. ft. one story extension in the rear that is in question, if granted by the Board, would make this property substantially economical; that a grant of this application will do substantial justice in that it will allow the owner to utilize the premises without adversely affecting anyone while a denial will cause great hardship without benefitting anyone; and

WHEREAS, the applicant states that the present owner has held title to the property since March 1, 1937; that the assessed valuation of land is \$34,900 and of the building \$10,000 making a total of \$44,900; that the building was erected in 1906; and

WHEREAS, the Board is familiar with the area and noted that the adjoining building is built over the rear yard with a one story extension such as is here proposed and to the north the R. H. Macy building has blocked them in so that this open yard would be of no benefit to anyone; and

WHEREAS, the Board found that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the construction of a one story extension of the existing building as proposed and as indicated on plans filed with this application marked, "Received, August 24, 1954" (5 sheets) and "March 11, 1955" (one sheet), *on condition* that the building shall not be increased beyond what is now proposed and shown and that in all other respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no windows on the lot line opening to the adjoining premises to the south; that all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Segal, Rubin Shapiro and Harold Schneider.

For Opposition: George Gross and Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to April 26, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 4, 1955 acting on N.B. Applic. No. 3411-54, reads:

"1M. Proposed erection of a multiple dwelling in a 'G' area 'Residence' use district is contrary to Article II Section 3 (1) and Article IV, Sec. 16-B (a) Zoning Resolution.

(b) In a G district no portion of any building shall be erected nearer than 20 feet to the street line of the street on which it fronts.

(c) In a G district no portion of any building shall be erected nearer than 10 feet to either side line of the lot except that a one story building or extension used exclusively for a garage may extend to within 5 feet of one side provided that such building shall be at least 70 feet from the street line of the street.

(e) In a G district no building shall occupy at the curb level more than 30 per cent of the area of the lot exclusive of accessory garages.

(f) Except as otherwise provided in this section, no building in a G district shall be erected which does not comply with the provisions in force in an F district."

and

WHEREAS, the applicant states that the premises consist of a plot, 176.13 ft. frontage by 158.22 ft. in depth, on which is located a one family dwelling; that it is proposed to erect a multiple dwelling 176.13 ft. front by 153.22 ft. in depth, irregular, six stories, 62 ft. 1 in. in height, of class 3 construction, to include doctor's office and 68-car garage; and

WHEREAS, the applicant further states that at the time of purchase, the property was in a D use area and the corporation purchased it solely for the purpose of constructing a multiple dwelling class A apartment house; that the contract for the purchase of the property was entered into on October 27, 1953, and a letter dated the same day was received by the City Planning commission from a representative of property owners within the area affected, requesting a change of zoning from a D area to G area; that it had no knowledge of this letter or the application requesting change of zoning; that the first knowledge of any pending change of zone was on the 18th of December, 1953 when a notice appeared in the City Record; that in the interim

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the corporate owner took title to the site, ignorant of any possible impending change of zoning, and paid \$70,000; that the proposed amendment was subject to a public hearing by the City Planning commission on December 23, 1953 and the rezoning matter was further considered at a meeting of the City Planning commission on January 6, 1954 at which time the chairman of the City Planning commission transmitted to the Secretary of the Board of Estimate the resolution adopting the proposed zoning change from a D to a G area district and this was approved on January 28, 1954; that the rezoning included the subject site, thus changing it from a D to a G district which permits the construction of only single family dwellings; and

WHEREAS, the applicant contends that an invasion of its proprietary rights has been sustained by the rezoning of its land from a D to a G district, particularly when an examination is made of the area which was affected by the rezoning; that there were no conditions existing at the time of such rezoning which required or justified the limitations and restrictions placed upon the subject site; that the rezoning placed restrictions on the land which made it a liability and worthless for development; and

WHEREAS, the applicant further contends that within the rezoned area are a great many buildings between 40 and 50 years old and that such buildings are in direct violation with the requirements of a G district; that the D district had been established in 1916 and most of the structures contained within this district were erected to conform with the requirements of such district and they cannot now claim that they would be prejudiced by permitting a variance in view of the fact that they have heretofore owned or built the structure under the requirements of D district; that section 14 of the area district map had only two G districts in it and these were located in Jamaica estates and the Cord-Meyer section of Forest Hills; that the balance of section 14 is predominantly D or E districts; that the construction of an apartment house at the subject site could not possibly affect private dwelling owners or any of the two family or apartment house owners within the rezoned area; that the owners of 26% of the total affected area rezoned had filed objections with the City Planning commission; that the amendment to the area district map was illegally adopted by the City Planning commission in that the change was initiated by letter of a representative of adjoining owners on October 27, 1953; that the Report of The Charter Revision Commission clearly states that adjoining property owners may petition the City Planning commission for a requested change only in the month of April of any given year, whereas this request was made in the month of October which is in contradiction to the provision of law controlling; that the petition of such owners is therefore defective and the City Planning commission did not have the power or authority to use the defective petition of adjoining owners to initiate its own change of zone; and

WHEREAS, the applicant states that the present owner has held title to the property since December 7, 1953; that the assessed valuation of land is \$31,000 and of the building \$11,000 making a total of \$42,000; and

WHEREAS, the zoning of the area including this lot was changed from D area district to G area district, based on a report of the City Planning Commission dated January 6, 1954, CP-10431; in the report reference is made to one objector who desired to raze an existing private dwelling and erect a six-story apartment house; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution as to Objection 1M and that the application be and it hereby is *granted* under Section 21 to permit the erection of a Class A multiple dwelling with-

in a "G" district, formerly a "D" district, substantially as proposed and as indicated on plans filed with this application marked, "Received, October 25, 1954" (five sheets) and "December 9, 1954" (3 sheets) on condition that the building shall comply with the requirements of the Zoning Resolution for a "D" district as formerly zoned and shall comply with the requirements of the Multiple Dwelling Law and all other requirements applicable to the construction and occupancy thereof; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

931-54-BZ

APPLICANT—Paul Friedman, for Reineking Family Co. Inc., owner, Harry Klein, lessee.

SUBJECT—Application December 8, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit for a term of fifteen years, in a residence use district the change in occupancy from public garage for over five cars and motor vehicle repair shop, 43 one-car garages, one family dwelling and private garage and stores and one family dwelling, to gasoline service station, motor vehicle repair shop, including body and fender work, welding and paint spraying, lubritorium, auto wash (non-automatic), storage and sale of auto accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—3513-3527 Atlantic avenue and 308-316 Grant avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Peter Deutsch, Martha B. Balfour, William D. Rudland, Rose Falco, Stella Ackerina, Edna Rusyn, Walter Mackerer, Charles S. McEntee, Samuel Lesson and Austin J. Irum.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed; then to April 12, 1955, for inspection and decision; no further argument; then to April 26, 1955, for further consideration by the Board before action; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Atlantic avenue are in a residence use, C area, class 1 height district; Grant avenue is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 10, 1954 acting on Alt. Applic. 3989-54, reads:

"1. The proposed change in occupancy from public garage for over 5 cars and motor vehicle repair shop, 43 one-car garages, one family dwelling and private garage, and stores and one-family dwelling to gasoline service station, motor vehicle repair shop (including incidental body and fender work, welding and paint spraying), lubritorium, non-automatic auto washing, storage and sale of auto accessories, office and parking of cars waiting to be serviced, on a lot located in a Residence Use District is contrary to Article II, Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 152 ft. 5 3/8 in. and 115 ft. 5 in. frontage by 125 ft. in depth, irregular; that as of July 25, 1916 the portion of the property within 100 ft. of Atlantic avenue was in an unre-

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stricted use district and the remainder was in a residence use district; that on April 22, 1926 the unrestricted portion was rezoned to business use and on May 15, 1941 the present residence use district designation became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending; and

WHEREAS, the applicant further states that building No. 1 contains two 1-story buildings erected in an unrestricted use district under N.B. permit No. 6636-1921 for which certificate of occupancy No. 18018 was issued March 7, 1923 for the following use—one building public garage for over 5 cars and repair shop, 2 buildings 4 cars each, 7 buildings 5 cars each, 10 buildings in all; that fire department records show that on April 28, 1922 application was filed under N.B. 471-1922 for a storage garage in an unrestricted use district; that this application was approved on May 29, 1922 and on April 17, 1923 fire department permit No. 89492 for garage, motor repair shop and one 550 gallon tank was issued to expire August 15, 1923; that subsequently permits were issued by the fire department for garage, oil selling station and motor vehicle repair shop until 1952 when the storage of gasoline was discontinued; that the actual existing use of these buildings is motor vehicle repair shop, including body and fender work, welding and spraying, office and 43 one-car garages; that building No. 2 is a one story building erected in a residence district under N.B. 12577-1921 for which certificate of occupancy No. 16424 was issued November 22, 1922 for a private garage; that the actual existing use is 4-car garage; that building No. 3 is a one story building erected in a residence district under N.B. 12859-1921 for which certificate of occupancy No. 16834 was issued November 28, 1922 for a one family dwelling, and is presently occupied as a one family dwelling; that building No. 4 is a one story building erected in an unrestricted use under N.B. 3548-1923 for which certificate of occupancy No. 20954 was issued October 10, 1923 for stores and one family; that the actual existing use is store and offices; and

WHEREAS, the applicant states that it is proposed to change the heretofore approved occupancy to gas station, motor vehicle repair shop, including incidental body and fender work, welding and paint spraying, lubritorium, non-automatic auto wash, storage and sale of auto accessories, office and parking of cars awaiting service; that it is further proposed to remove the three buildings described as building Nos. 2, 3 and 4; that it is also proposed to remove the one-car garages comprising parts of building No. 1 and to construct an addition to the remaining portion of the building to be used for a term of 15 years as a gas station, lubritorium, non-automatic auto wash, storage and sale of accessories; that a portion of the unbuilt area, at the front of the remaining portion of building No. 1, will be used for parking of cars awaiting service; that the remaining portion of building No. 1 is proposed to be altered and changed in occupancy as follows: that all doors now opening on Grant avenue will be closed with masonry construction; the Grant avenue facade will be surfaced with permastone; the existing northerly masonry wall will be given a new stucco finish; existing partitions will be removed in the "L" shaped portion of the building and a vehicular entrance with new overhead door will be installed on the south side thereof, as well as on the south side of the building at the westerly portion thereof; that two pedestrian exits and one window will be maintained at the rear of the building opening to the landscaped area to the rear; that the three existing curb cuts on Grant avenue will be eliminated and one new curb cut, 20 ft. wide and located within 25 ft. of Atlantic avenue is proposed; that the present curb cut on Atlantic avenue, 133 ft. wide, will be reduced to three 30 ft. curb cuts; that it is further proposed to seed and landscape the large area at the rear of the building; to construct on the Grant avenue frontage a 5 ft. 6 in. high brick wall, extending from a point 25 ft. north of Atlantic avenue to the rear lot line, except where the wall of the remaining building occurs, with a 3 ft. wide steel or wood picket gate; to construct a 5 ft. 6 in. high brick wall along the westerly lot line from the Atlantic

avenue street line to the front of the building and to construct on all other interior lot lines a 4 ft. high chain link fence to enclose the landscaped and seeded area; and

WHEREAS, the applicant contends that the building proposed to be used as a motor vehicle repair shop is permitted under certificate of occupancy No. 18018 to be used for public garage and repair shop; that no extension of building or use is proposed other than to include incidental body and fender work, welding and paint spraying in the certificate of occupancy; that the proposed alteration of the motor vehicle repair shop building will improve the appearance of the premises and will benefit the neighborhood; that the signs fronting on Grant avenue will be eliminated and no new signs will be installed on this frontage; that the existing non-conforming use of the building is not subject to regulatory conditions of the Board and may continue to exist in perpetuity; that the proposed use of the building will be subject to such regulatory conditions as the Board may deem appropriate and the duration of the use will be limited to a term of 15 years; that building No. 3 and building No. 2 will be demolished and replaced by a large seeded and landscaped area; that this area will occupy approximately 3,700 sq. ft. and will be enclosed by a 5 ft. 6 in. high brick fence wall and ornamental gate on the Grant avenue building line and by a 4 ft. high chain link fence on the interior lot lines; that building No. 4 and most of building No. 1 will be demolished; that the character of the neighborhood would not be adversely affected; and

WHEREAS, the applicant states that the present owner has held title to the property since February 20, 1946; that the assessed valuation of land is \$24,000 and of the buildings \$26,000 making a total of \$50,000; that the buildings were erected 1921, 1922 and 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which gave serious and careful attention to the proposal and to the points raised by the objectors and the committee is of the opinion that the objectionable garage use is to be removed entirely and this space is to be planted; that the building now proposed to be used for repairing is to be retained, so that there will be a reduction in repairing by the omission of the spraying and there will be no entrance to Grant avenue and under these conditions the Board is of the opinion that the safety of the children and the pedestrians will be enhanced and the conditions improved by the removal of the antiquated single garages on the site; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit the premises to be reconstructed and rearranged, substantially as proposed and as indicated on plans filed with this application, marked "Received December 8, 1954", 5 sheets, and "March 21, 1955", 2 sheets, *on condition* that all buildings and uses except the building proposed to be retained where repairing is now carried on shall be removed and the premises shall be arranged and constructed as indicated on above cited revised plans marked "Received March 21, 1955"; that along the rear lot line and the lot line to the west there shall be erected and maintained a chain link fence with a masonry base to a total height of not less than 5 ft. 6 in. and a similar fence with a 3 ft. gate for access to this landscaped space shall be erected along the street building line of Grant avenue; that the intervening space between this fence and the existing automobile repair shop shall be seeded and landscaped with suitable planting material; that the existing motor vehicle repair shop shall not be increased in height or area and shall be refaced on all sides as proposed; that the additional accessory building shall comply with the requirements of the Building Code; that there shall be no cellar in such accessory building; that the gasoline dispensing pumps shall be located not nearer than 15 ft. to the street building line of Atlantic avenue and

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shall be of an approved low type; that the number of gasoline tanks shall be limited to twelve 550 gallon approved tanks; that the balance of the premises where not occupied by buildings and planting shall be paved with concrete or asphaltic paving; that along the westerly lot line there shall be maintained a brick wall from Atlantic avenue to the southerly end of the repair shop building, as shown, and a similar wall erected along Grant avenue from the fence heretofore required to the street line of Atlantic avenue; that such wall along Grant avenue may, however, be reduced to a height of 4 ft. 6 in. within 10 feet of the Atlantic avenue building line; that there shall be no opening of any kind for motor vehicles to Grant avenue; that access to the premises from Atlantic avenue shall be by means of three curb cuts, each not over 30 feet in width as shown, with no portion of any curb cut nearer than 5 feet to a lot line as extended; that within the building line at the intersection and also toward the westerly end, there shall be erected, as safety islands, a block of concrete not less than 12 in. in height, extending for a distance of not less than 5 feet along each lot line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of one post standard erected near the intersection of Grant and Atlantic avenues for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that such a sign shall be substantially parallel to Grant avenue; that the repairing shall be as previously permitted, excluding heavy body work but permitting incidental body and fender work but excluding paint spraying and welding; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there may be parking of cars as proposed within the space indicated for cars awaiting service, located so as not to interfere with the service of the station; that the accessory building shall be faced with approved materials, preferably of face brick; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

999-54-BZ

APPLICANT—Ingram S. Carner, for Charles Schroeder, owner.

SUBJECT—Application December 30, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district the relocation of existing structure (bar and grill and one family dwelling) now located on lot 9, presently located in a retail use district.

PREMISES AFFECTED—183-01 Horace Harding expressway and 59-49 183rd street, northeast corner, block 7067, lot 11, Fresh Meadows, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner, Adele E. Schroeder and Charles Schroeder.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D area, class 1 height district; 183rd street is in residence and business use, D area, class 1 height districts; Horace Harding boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 15, 1954 acting on Atl. Applic. 2730-54, reads:

"1. The relocation of a retail and residence building, from a Retail Use District to a Residence Use District because of street widening is contrary to Art. II Sec. 3 of zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 80 ft. in depth, presently vacant; that use, area and height designations have not been changed since 1916; that it is proposed to move the structure now located on lot 9 to lot 11; that lot 11 will become a corner lot after the widening of Horace Harding boulevard; and

WHEREAS, the applicant contends that these premises have become a corner parcel due to the fact that Horace Harding boulevard has been designated as an express highway and is to be widened 100 ft. on the north side and to be known as Horace Harding expressway; that this widening will necessitate the relocation of the owner's present business and home which is now located on lot 9 in block 7067 and is 100 ft. south of the subject premises; that plans were approved under Alt. 2914-48 to expand his business with a two story extension and an additional bedroom on the 2nd floor; that it is the intention of the owner to move the above described building 100 ft. north to this new location and to continue to remain in business and to reside in the area, as his life savings and effort are invested in this undertaking, which is maintained and operated by the owner and his family; that the entire area is not as yet fully developed and this type of use and structure will in no way adversely affect any adjoining neighbors but will be in full conformity with this type of business area; that it would create an undue hardship on the owner to be denied to continue in business and it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since May 15, 1951 and that the assessed valuation of land is \$2,400; and

WHEREAS, the terms of Section 7 subdivision c are not applicable to this application; and

WHEREAS, the Board found that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and is therefore entitled to relief as to use on the ground of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the building now existing on lot 9 to occupy a portion of lot 11, as proposed and as indicated on plans filed with this application, marked "Received December 30, 1954", 4 sheets, *on condition* that only such portion of the plot shall be occupied by the building proposed to be moved as required by the Zoning Law and subject to a new application to be filed for additional use of lot 11 for parking in connection with the restaurant; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

93-55-BZ

APPLICANT—Katz, Waisman, Blumenkranz, Stein and Weber, for Yeshiva University, owner.

SUBJECT—Application February 9, 1955 (decision of the borough superintendent), under section 19A(h) of the zoning resolution, to permit in a residence and business use district, the location of access to required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2501-2503 Amsterdam avenue and 481-499 West 184th street, northeast corner, Block 2149, Lots 30 and 35, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Fassler, S. Schutz and Joseph Blumenkranz.

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For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, West 184th street and West 185th street are in residence and business use, B area, class 1¼ height districts; Amsterdam avenue is in a business use, B area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated February 2, 1955 acting on N.B. Applic. 8-55, reads:

"1. Location of access to loading berth (required) does not conform to the requirement of Art. IV, P. 19A, h3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 137 ft. 5 in. frontage by 227 ft. 11 in. in depth, irregular, on which are located one 2-story and one 3-story brick structures which are to be demolished; that there has been no change in use, height or area designation of the plot since 1916; that it is proposed to erect a college dormitory 88 ft. 4 in. front, 206 ft. (typical floor) 76 ft. 11 in. in depth, of class 2 construction, to be used as a dormitory for Yeshiva University, New York; and

WHEREAS, the applicant contends that a portion of the existing garage building is being retained for use in conjunction with the new dormitory to be built alongside of the existing garage; that the present access and curb cut which has been in use for many years to the present garage is proposed to be used as access to the off-street loading berth of the proposed dormitory building; that only the upper part of the enclosing walls of the present garage will be demolished, but the present 1st floor slab at grade level and the sub-grade structure will be retained; that to relocate the access to the loading berth to at least 50 ft. from the intersection Amsterdam avenue on West 184th street would defeat the entire planned arrangement of the building and would also necessitate the demolition of the entire present building in order to meet the street grade due to the steep grade on West 184th street; that all of this would add considerable cost to the construction of the total building project because it would be impossible to salvage the use of the existing sub-grade portions of the building; that as the owner is a non-profit institution and has limited funds, any extra construction would constitute an avoidable hardship; that traffic on West 184th street between Amsterdam avenue and Laurel Hill terrace is limited due to the fact that West 184th street is a dead end street at Laurel Hill terrace; that the amount of trucking to and from the loading berth will be limited to the periodic delivery and pick-up of student trunks and the delivery of foodstuff for consumption on the premises; and

WHEREAS, the applicant states that the present owner has held title to the property since September 28, 1954 and that the assessed valuation of land is \$120,000; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 19A, subdivision h, to permit the location of a loading berth and of the width as shown on plans filed with this application, marked "Received February 9, 1955", 8 sheets, on condition that in all other respects the loading berth shall comply with all requirements therefor; and that all permits required shall be obtained

and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, Chief Clerk.

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 26, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

758-49-A—Vol. IV

APPLICANT—Herman E. Horwood, for Albert Ginsberg, owner.

SUBJECT—Application reopened March 1, 1955 as Vol. IV—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—191-193 Canal street, north side, 50 ft. west of Mott street, 5th and 6th floors; Block 205, Lot 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 26, 1955, on amendment to Alt. App. 2015 of 1954, reads:

"5. Proposed change of use of 5th and 6th floors from conjunctive uses of mailing, storage, and shipping of second hand clothes and offices to meeting room and factory on the 5th floor with 65 persons and factory with 32 persons on the 6th floor is not in accordance with B.A. Res. 758-49-A.

"6. Means of egress from 5th floor and 6th floor should comply with Sec. 271 L.L.

"7. Floor construction should sustain 120# L.L. 7.3.2.3. B.C. on 5th and 6th Fls.

"8. Proposed public use on 5th floor exceeds tabular height limits 4.2.1. B.C."

and

WHEREAS, the applicant states that the building is 6 stories, 69 feet in height, 50 ft. 4 in. front by 52 ft. 9 in. in depth, of Class 3 construction, erected prior to 1888, located on a lot 50 ft. 4 in. front by 75.3 ft. in depth, in an unrestricted use, B area, Class 2 height district, used and occupied since 1953 as follows: Cellar—storage, no persons; 1st floor and mezzanine—stores and offices, 6 persons; 2nd floor—meeting room, card room and offices, 65 persons; 3rd floor—assembling bead novelties, machine shop and storage, 13 persons; 4th floor—manufacturing sportswear, recreation room, office and storage, 23 persons; 5th and 6th floors—vacant; proposed to be used and occupied without change except that the 5th floor will be used as meeting room and factory, 65 persons; and the 6th floor as factory, 32 persons; the type of manufacturing to be of the needle trades; the building is provided with a one-source sprinkler system in stairhalls only; there is an approved interior fire alarm system and regular monthly fire drills are maintained; there is one interior stairs 3 ft. 2 ins; 3 ft. 8 ins., and 4 ft. in width of wood construction enclosed in fire retarded partitions equipped with fireproof self-closing doors and leading direct to street and equipped with a ladder and scuttle to roof and one fire escape on the rear extending to roof by ladder and yard by stair with

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egress from its lower termination to adjoining yard and street; windows and door openings on the course of the fire escape are fireproof self-closing; and

WHEREAS, Certificate of Occupancy #42364 issued March 22, 1954 on Alt. App. 2038 of 1947 permits the following use and occupancy Cellar—storage; 1st floor—stores; Mezzanine—offices; 2nd floor—offices, meeting room, 65 persons; 3rd floor—assembly of bead novelties, storage and machine shop, 13 persons; 4th floor—manufacturing sportswear, recreation room, offices and storage, 23 persons; 5th and 6th floors used conjunctively for mailing, storage and shipping of second hand clothing and offices and this certificate contains the note—

“Interior fire alarm system approved by Fire Department March 15, 1954.”

“Sprinkler system approved by Fire Department March 16, 1954.”

“Portable fire fighting appliances approved by Fire Department March 9, 1954.”

and

WHEREAS, the applicant states that the building is now used on the lower four stories and cellar as permitted by the Board under Cal. No. 758-49-A; that the 5th and 6th floors are now vacant; and

WHEREAS, the applicant states that at the time Cal. No. 758-49-A Vol. 111, was before the Board was for permission to allow meeting rooms and offices on the 5th floor with occupancy of 65 persons and clothing manufacture on the 6th floor with an occupancy of 32 persons, it was proposed to install a sprinkler system on the 6th floor in addition to that already in the stairhalls; that the Board indicated that the installation of a sprinkler system on the 6th floor only would not be viewed with approval but that it might consider the modified use of the 5th and 6th floors if the building were sprinklered throughout; that as the owners were not then in a position to install a sprinkler system the appeal was withdrawn; that the tenant who occupied the 5th and 6th floors at that time has vacated and these two floors are vacant and not occupied and the owner has been unable to secure a tenant whose use would not conflict with the last issued Certificate of Occupancy; and

WHEREAS, the application now before the Board is for permission to change the use of the 5th and 6th floors as proposed such use not to exceed the allowable capacity of the floor live loads or the allowable capacity of the exits and to continue the use of the cellar to fourth floor inclusive as previously permitted by the Board with the understanding that the building will be equipped throughout from cellar to roof with an approved sprinkler system.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2015/54, Objections 5, 6, 7 and 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the building substantially as proposed and as indicated on plans filed with this appeal, marked “Received February 1, 1955” (8 sheets), *on condition* that the building shall not be increased in height or area; that there shall be installed throughout the building including the cellar, a wet sprinkler system complying with the requirements therefor; that the occupancies shall be as proposed, and as to the 5th floor, the occupancy shall either be a meeting room or a factory, provided the exits are sufficient for the number of persons involved; that the rear fire escape shall be maintained with an exit through adjoining premises through a gate or door in the fence or rear wall; that there shall be a consent filed of the adjoining owner to permit such egress across his premises; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; as to Objection 7, that the floor load shall not be less than 75 lbs. per superficial foot and the occupancy shall not be permitted to exceed such loading.

471-54-A

APPLICANT—Cinetech Co., Inc., lessee, for 106 West End Avenue Corp., owner.

SUBJECT—Application June 11, 1954—re Appeal from orders and decisions of the fire commissioner.

PREMISES AFFECTED—106-108 West End avenue, east side, 50 ft. north of West 64th street, Block 1156, Lot 4, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Seiden.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinret and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #3033-4 issued by the Fire Commissioner May 5, 1954, and repeated in his decision of June 10, 1954, reads:

“You are hereby directed and required to comply with the following order within 30 days:

1. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply, arranged and equipped as per Ch. 26, Art. 16, Adm. Code (C19-161) Adm. Code.”

and

WHEREAS, Order #3136-4 issued by the Fire Commissioner May 10, 1954, and repeated in his decision of June 10, 1954, reads in part as follows:

“B Still Film Exchange Laboratory
2000 Ft. (35 M.M.) Safety Film

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this department when such order has been complied with.

1. Provide an approved sprinkler system having at least one source of water supply in above mentioned premises as per chap. 19—Sec. 117.0. Subd. C. Adm. Code.”

and

WHEREAS, Order #2704-4 issued by the Fire Commissioner April 21, 1954 and repeated in his decision of June 10, 1954, reads in part as follows:

“Film Studio—Safety Film

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this Department when such order has been complied with.

1. Provide approved sprinkler system having at least (1) source of water supply as per Section C19-117.0 Sub. C.”

and

WHEREAS, the applicant states the building is 5 stories, 60 feet in height, 50 ft. by 96 ft. in area, of Class 1 construction, erected about 1910 on a lot 50 ft. front by 100 ft. in depth, located in a manufacturing use district, A area, Class 2 height district; used and occupied since 1946 as follows: Cellar—machine shop and boiler room, 15 persons; 1st floor—still film laboratory, 25 persons; 2nd and 3d floors—offices, factory and supplies, 15 persons per floor; 4th and 5th floors—film studios and offices, 15 persons per floor. No change in use or occupancy is now proposed. There is an approved interior fire alarm system and regular monthly fire drills are maintained. There is one 3 ft. wide cement stairs, enclosed in hollow tile partitions, equipped with kalamein self-closing doors, leading direct to street and provided with ladder and scuttle to roof and one fire escape on rear extending to roof by stair and to yard by stair with egress to street through fire passage leading to main stairs; window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #3382 issued November 13, 1947, upon completion of work under Alt. App. 546/45 permits the following use and occupancy: Cellar—storage and boiler room; 1st floor—garage for more than 5 motor vehicles and motor vehicles repair shop, number of occupants unstated; 2nd to 4th floors, inclusive, factory each

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floor, number of occupants unstated; 5th floor—factory and studio, number of occupants unstated; and said certificate contains the note: "The total floor space to be used for manufacturing purposes shall not exceed 75% of the total floor area of the building"; and

WHEREAS, the applicant has filed with this appeal a copy of an approved specification sheet filed with Alt. App. 1560/51 approved by the Borough Superintendent December 17, 1953, which permits the following use and occupancy: Cellar—factory and boiler room, 15 persons; 1st floor—photographic laboratory and office, 25 persons; 2nd floor—factory, offices and storage, 15 persons; 3d floor—factory, offices and storage, 15 persons; 4th floor—office and film studio, 15 persons; 5th floor—office and film studio, 15 persons; and this approved specification sheet contains the following note: "Not more than 75% of total floor area to be used for manufacturing 16 mm. safety films, (not more than 1000 ft. per floor"; and

WHEREAS, the applicant contends that to be forced to comply with the requirements of the Fire Commissioner's order would be very costly and create extreme hardship in the operation of its business which has been carried on in this same location since 1946; that it originally leased the premises in 1946 and after extensive alterations received Certificate of Occupancy #33382; that in 1951 the ground floor garage was altered for the present occupant, Slide-O-Chrome Corp., who has since conducted a photo studio and laboratory under the same conditions as of today; that the owner has installed a ladder with fire escape hatch in hall roof of the 5th floor and an approved interior fire alarm system has been installed; that both these and other requirements were made to conform with the law and are installed and operating at present, having been inspected and approved by the proper departments; that this work was done at considerable expense in belief the applicant would be following departmental requirements; that the type of safety film used and stored in building is used and sold in stores, photographic studios, hospitals and other studios using expert photography throughout the city; that most of these places do not have the physical facilities nor the expert personnel as the applicant has for handling this film; that approximately 90% of the film used in 16 mm. safety film of the non-professional type and the balance is 35 mm. safety film and is stored in an approved manner in sprinklered and vented cabinets; that to conform with the order would necessitate borrowing a large sum of money for the installation in question and it would be impossible to obtain and the applicant would be forced out of business and cause the loss of employment of about 70 employees; that in view of the fact the interior fire alarm system was installed and now operating as required by the Fire Department and the applicant has installed other requirements, including fire appliances, sprinklers in vented film cabinets, fire extinguishers, sand and water buckets, etc. it is requested this appeal be granted; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decisions of the Fire Commissioner as expressed in Order Nos. 3033-4, Objection 1 and #3136-4, Objection 1 and #2704-4, objection 1, be and they hereby are *modified* and that the appeal be and it hereby is *granted on condition* that no nitrate film shall be used on the premises; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that the building in all other respects shall comply with all laws, rules and regulations applicable thereto including interior fire alarm system and fire drills.

550-54-A

APPLICANT—E. Walter Jansen, for 184 Realty Corp., owner.

SUBJECT—Application June 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—184 5th avenue, west side, 25 ft. south of West 23rd street, Block 824, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Walter Jansen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1954, on amendment to B.N. App. 1333/54, reads:

"1. Provide two enclosed stairs from basement to street. Sec. 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 8 stories, 98 feet in height, 37 ft. by 100 ft. in area at street level, 37 ft. by 85 ft. in area at typical floor level, of Class 3 construction, erected about 1883 on a lot in a business 1 use, B area, Class 2 height district; used and occupied since 1911 as follows: Cellar—cold food preparation and storage, 5 persons; 1st floor—restaurant and kitchen, 180 persons; 2nd floor—showroom and stockroom, 4 persons; 3rd floor—office and manufacturing (art work) 11 persons; 4th floor—showroom, stock and manufacturing and assembling music boxes, 4 persons; 5th floor—showroom, stock and manufacturing clothing, 5 persons; 6th floor—vacant; 7th and 8th floors—office, stock and clothing manufacturing, 4 persons per floor. No change in use or occupancy is now proposed. The building is equipped with approved standpipe and interior fire alarm systems; there is one 3 ft. 6 in. wide steel and concrete stairs, enclosed with terra cotta blocks, plastered both sides, equipped with $\frac{3}{4}$ hour fireproof, self-closing doors leading from roof bulkhead direct to street, and one exterior screened stairway at rear extending to roof by ladder with egress from lower termination at 2nd floor by passage to stairs to lobby to street; window and door openings on course of same are fire proof, self-closing; and

WHEREAS, Violation #432/54 was issued by the Borough Superintendent January 26, 1954, for not providing two legal means of egress for all tenants from all floors including cellar, as required by Section 271 of the Labor Law; and

WHEREAS, the applicant states the basis of this appeal is that it is impossible to comply with Section 271 of the Labor Law as to the cellar exits without practically rebuilding the structure; and

WHEREAS, the applicant contends that the 1st floor is occupied by a restaurant, the same type of occupancy since 1911; that such occupancy could hardly be maintained with the additional loss of space required to bring up the flight of stairs on the west wall to exit into the lobby; that the run of stairs cannot be reversed due to the run of stairs from 1st to 2nd floors directly over it; that the building complies with Section 271 of the Labor Law from 2nd to 8th floors and the first floor has two means of egress; that it is only egress from the cellar that is now in question; that the cellar has two means of egress by fireproof stairs, both exiting into the restaurant. It is proposed to provide an additional means of egress by the installation of an engineer's ladder direct to the sidewalk in front of the building on 5th avenue where the sidewalk is 22 ft. 6 in. wide; that it is also proposed to extend the present exterior screened stairway with 42 in. wide treads to roof with landing at roof so that egress can be had from top of this stairs to the primary means of egress; that the present stairs from cellar to 1st floor on the west wall contains two winders; that these winders will be eliminated; that doors to the exterior screened stairway are $\frac{3}{4}$ hr. fireproof self-closing and swing in direction of egress; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal not be granted for the reason the exits from the cellar are not sufficient and the statement made as to the use of the cellar is incorrect as the committee found there was roasting of meats and baking of bread in the cellar.

MINUTES

Resolved, that the decision of the Borough Superintendent, acting on amendment to B.N. App. 1333/54, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied* as to variance of Section 271 of the Labor Law.

593-54-A

APPLICANT—John J. Tricarico, for Sandra Goldfield, owner.

SUBJECT—Application July 16, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 re rear yard.

PREMISES AFFECTED—144 Clermont avenue, west side, 71 ft. north of Myrtle avenue, Block 2045, Lot 92, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 2, 1954, on Alt. App. 486 of 1954, reads;

"1. Provide a legal rear yard as per Sec. 172."

and

WHEREAS, the applicant states the building is three stories, 30 ft. in height, 34 ft. front by 15 ft. and 8 ft. in depth, of Class 3 construction erected prior to 1900, located on a lot in a business and residence use, D area, Class 1 height district, and used and occupied: Cellar—ordinary use, 1st floor—store, one person; 2nd floor—one family; 3rd floor—one family; now proposed to be used and occupied as follows: Cellar—ordinary use; 1st floor—one family; 2nd floor—one family; 3rd floor—one family; the building is provided with one 2 ft. 6 in. wide interior wood stairs enclosed in partitions of studs plastered both sides, equipped with wood self-closing doors and leading direct to street, provided with a ladder and scuttle to roof, and one fire escape on the street front extending to roof by a ladder and to street by stair; and

WHEREAS, the applicant states that the building was originally part of the northwest corner plot and was reapportioned for the purpose of filing this appeal; that the building had a legal occupancy of store on the first floor and one family on each of the second and third floors; that due to the housing shortage the owner rented the first floor for residence use thereby converting the building into an illegal multiple dwelling; and

WHEREAS, the applicant contends that all of the living rooms have adequate light and ventilation fronting on a legal street with windows equal to one-tenth the area of each room; that inasmuch as the entire building is adequately lighted and ventilated and that the one room on the store floor will be occupied by a maximum of two persons and all of the provisions of Section 6 including the installation of a new fire escape will be complied with and in view of the fact that the building is not being increased in bulk or volume and that no building adjacent will be affected adversely and that the occupancy as a multiple dwelling will not be detrimental or adversely affected and that the rear yard cannot be possibly provided it is requested that the Board grant the owner permission to omit the rear yard on the first floor as required by Section 172 of the Multiple Dwelling Law.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 486/54, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit occupancy of the building as proposed without rear yard and as indicated on plans filed with this appeal marked "Received July 16, 1954", (3 sheets),

and "March 31, 1955", (1 sheet), *on condition* that the building shall not be increased in height or area and shall not be occupied by more than three families, as proposed; that any windows in the rear or side walls shall not be deemed legal windows and in all other respects shall comply with the Building Code and the requirements of the Multiple Dwelling Law.

897-54-A

APPLICANT—Herman J. Jessor, for Mutual Housing Association, Inc., owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 33, subdivision 4 and section 34, subdivisions 1(b) and 1(f) of the Multiple Dwelling Law re minimum dimensions of yards or courts.

PREMISES AFFECTED—3850 Sedgwick avenue, southeast corner of Stevenson place, Block 3246, Lots 56, 60 and 66, Borough of The Bronx.

APPEARANCES—

For Applicant: Herman J. Jessor and A. E. Kazan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, acting on N.B. 130/54, dated October 26, 1954, reads:

"A-3. Proposed change in use of the approved five doctors' offices in the cellar to rentable apartments or livingrooms will be unlawful.

The difference in level between the highest and the lowest points of the curbs adjoining the lot E1 121.23 and 114.42 respectively is only 6.81 ft. Under the specific provisions of Sec. 34-1f of the M. D. Law not less than a 10 ft. difference in level is required for sub-curb living purposes. The grade on the plot E1 126.09 optionally elected as the curb level under the privilege of the limit of 35% occupied are, as per Section 4, subdivision 33 M. D. L. and from which grade the height of the building was computed and excluding the cellar story, may not be substituted for the high point of the street curb adjoining the lot on which the right for sub-curb uses is being based."

and

WHEREAS, the applicant states that the premises consist of a lot 194.11 ft. front by 176.52 ft. in depth located in a residence use, B area, Class 1¼ height district upon which it is proposed to erect a 12 story and penthouse 107 ft. 11 in. high, Class A multiple dwelling of Class One construction, 139.4 ft. by 134.44 ft. in area, to be used and occupied as follows: subcellar—storage and boiler room; cellar—one superintendent's apartment and 5 apartments; 1st to 12th floors and penthouse—9 apartments each floor; and

WHEREAS, the applicant contends that the building will occupy less than 35 per cent of the lot area and therefore elevation 126.9 was optionally elected as the grade level from which the height of the buildings was computed pursuant to Section 4 subdivision 33 of the Multiple Dwelling Law; and

WHEREAS, the applicant states that the lowest apartment floor at elevation 119.23 is considered a cellar although the floor of the apartment is in all cases higher than the curb directly in front of them and which vary from about 117.8 to 114.31 ft. and are one foot five inches to 4 ft. 11 ins. lower than the apartment floors; and

WHEREAS, the applicant contends that Section 34, subdivision b permits the apartments in the cellar, if the ceilings of the rooms at the front part of the building are four foot six inches above the curb directly in front and

MINUTES

the ceilings of the rooms at the rear of the building are two feet above curb level directly in front; that in this case the floor of the rooms will be one foot five inches to four feet eleven inches higher than the curbs directly in front and the ceilings will be 10 ft. 5 ins. to 13 ft. 11 ins. higher than the curbs directly in front; that, however, subdivision b of Section 34 also provides that there may not be more than one apartment in the cellar if the yard is less than 60 ft. in width; that the yard in this case varies from 40 to 44 ft. 6 ins. in width and extends to the street; that the required width of this yard pursuant to Section 27 (2) (b) for corner lots is 12 ft. 3 ins. for the first 60 ft. from the street line and 24 ft. 6 ins. beyond that point; that none of the apartments in question open on this yard; that all of the apartments in question face streets; that these apartments will in all respects be equivalent to first floor apartments as they will be above the curbs at the front of them and face the street and set back sufficiently from the building line so that there will be landscaped gardens in front of them; and

WHEREAS, the applicant, therefore, requests the modification of the minimum dimensions of the yard from 60 ft. to 40 ft. under Section 310 subdivision (2) (b) so that these apartments may be legally occupied; and

WHEREAS, the use of the cellar for doctors' offices as alleged to have been approved contravenes the provisions of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 130/54, Objection No. A-3, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, to permit the occupancy of apartments as proposed, namely five apartments and one superintendent's apartment in the cellar space below the selected grade, as proposed and as indicated on plans filed with this appeal, marked "Received November 29, 1954" (6 sheets) and "December 3, 1954" (1 sheet), *on condition* that the floor level of the proposed apartments shall not be below the grade as indicated on such drawings; that the elected grade shall be maintained and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such space shall be used for living apartments as proposed and not for doctors offices.

670-51-A—Vol. II

APPLICANT—Charles Lee Koester, for Romain Gardens Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to amend re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—83-59 248th street, northeast corner of Hillside avenue; 83-55 249th street, east side, 50 ft. north of Hillside avenue; 83-56 250th street, west side, 50 ft. north of Hillside avenue and 83-60 250th street, northwest corner of Hillside avenue (Block 8592, Lots 32, 34, 39 and 41); 83-57 250th street, northeast corner of Hillside avenue; 83-53 250th street, east side, 50 ft. north of Hillside avenue; 83-58 251st street, northwest corner of Hillside avenue and 83-54 251st street, west side, 50 ft. north of Hillside avenue (Block 8393, Lots 32, 34, 39 and 41); 83-57 251st street, northeast corner of Hillside avenue; 83-53 251st street, east side, 50 ft. north of Hillside avenue; 83-52 252nd street, west side, 50 ft. north of Hillside avenue and 83-56 252nd street, northwest corner of Hillside avenue (Block 8594, Lots 31, 33, 42 and 44); 8351 and 8355 252nd street east side 40 ft. and 80 ft. north of Hillside avenue; 83-59 252nd street, northeast corner of Hillside avenue; 83-54 253rd street, west side, 50 ft. north of Hillside avenue and 83-58 253rd street, northwest corner of Hillside avenue (Block 8595, Lots 31, 33, 38, 40 and 42), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, relating to 83-60 250th Street, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

670-51-A—Vol. III

APPLICANT—Charles Lee Koester, for Romain Gardens Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to amend—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—83-59 248th street, northeast corner of Hillside avenue; 83-55 249th street, east side, 50 ft. north of Hillside avenue; 83-56 250th street, west side, 50 ft. north of Hillside avenue and 83-60 250th street, northwest corner of Hillside avenue (Block 8592, Lots 32, 34, 39 and 41); 83-57 250th street, northeast corner of Hillside avenue; 83-53 250th street, east side, 50 ft. north of Hillside avenue; 83-58 251st street, northwest corner of Hillside avenue and 83-54 251st street, west side, 50 ft. north of Hillside avenue (Block 8393, Lots 32, 34, 39 and 41); 83-57 251st street, northeast corner of Hillside avenue; 83-53 251st street, east side, 50 ft. north of Hillside avenue; 83-52 252nd street, west side, 50 ft. north of Hillside avenue and 83-56 252nd street, northwest corner of Hillside avenue (Block 8594, Lots 31, 33, 42 and 44); 83-51 and 83-55 252nd street, east side, 40 ft. and 80 ft. north of Hillside avenue; 83-59 252nd street, northeast corner of Hillside avenue; 83-54 253rd street, west side 50 ft. north of Hillside avenue and 83-58 253rd street, northwest corner of Hillside avenue (Block 8595, Lots 31, 33, 38, 40 and 42), Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal relating to 83-51 252nd street, reopened as Vol. III, subject to the regular procedure, to consider amendment.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

834-53-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Finkel Umbrella Frame Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II—re appeal from an order of the fire commissioner; previously dismissed.

PREMISES AFFECTED—890-914 Brush avenue, east side, 551.16 ft. south of Bruckner boulevard, Block 5541, Lot 130, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure, to consider a new decision of the borough superintendent.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

706-54-A—Vol. II

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk Corp., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use—re Application filed pursuant to Section 35, of the General City Law; previously granted on condition.

MINUTES

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4

Negative 0

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.

SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 East 2nd street, north side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem and Michael Meyerberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 2 P. M., for inspection and decision; hearing closed.

1284-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Culver Garage Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the Borough Superintendent), previously granted on condition, under sections 7i and 19A of the zoning resolution, permitting in a residence and business use district, the maintenance of legal use of public garage, store and one family dwelling and permitting the continuance of present use of motor vehicle repairing and permitting the proposed opening in rear wall between buildings, and permitting the loading and unloading space without the required height and width of door openings.

PREMISES AFFECTED—8222-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on October 19, 1954, on certain conditions; and

WHEREAS, the resolution was further amended and time extended on January 4, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions adopted on October 19, 1954, through January 4, 1955, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended resolution*." (Alt. App. 3668/53)

170-37-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Hermine Corliss, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the commissioner of buildings), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of ten years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—79-05 Little Neck road, southeast corner of Union Turnpike, Block 12, Lots 4, 5 and 6, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on April 12, 1938, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's resolution, were approved on October 11, 1938; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 10, 1945; and

WHEREAS, the term of variance was extended from time to time and last extended on April 10, 1945; and

WHEREAS, revised plans submitted as being in substantial compliance with the Board's requirements were approved on November 7, 1945; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted April 12, 1938, and as thereafter *amended* by resolution adopted through November 7, 1945, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"that the term of the variance shall be for a term of fifteen years from the date of this *amended* resolution; that all work covered by Volume I and under Volume II, as pending, shall be completed as may be permitted by the Board as to Volume II.

"that a new Certificate of Occupancy shall be obtained, superseding Certificate of Occupancy #Q34973, issued against NB App. 969/37."

706-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Sadie V. Owens, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7h of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), motor vehicle repairs, office and automobile showroom for Nash cars (previously denied by the Board), and the parking and storage of motor vehicles on unbuilt portion of lot for a term of years.

PREMISES AFFECTED—162-16 Union turnpike and 80-02 to 80-10 164th street, southwest corner, Block 6875, Lot 53, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as
Vol. II, on July 7, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted by the Board under
Volume II, on July 7, 1953, only so far as it has reference
to the number of tanks so that as *amended* this portion of
the resolution will read:

"that the number of gasoline storage tanks shall be lim-
ited to fifteen 550 gallon approved storage tanks *on*
condition that in all other respects the resolution adopted
by the Board on July 7, 1953, shall be complied with
including the requirement as to the car showroom; that
the applicant shall notify the Board as to the dealer,
proposed to be the Nash Company and withdrawn as
to request for amendment as to thirty foot lighting
poles." (N.B. 280/53)

870-47-BZ—Vol. II

APPLICANT—Robert Gottlieb, for S.M.S. Parts and Ser-
vice Inc. and Frank Solicito, owners.

SUBJECT—Application for consideration—reopening as to
amendment to exterior greasing lift—re Application (de-
cision of the borough superintendent), previously granted
on condition, under sections 7f and 7i of the zoning reso-
lution, permitting in the retail use district portion of a
lot located in a residence and retail use district, the con-
version of one family dwelling, accessory garage, battery
and ignition shop, to one family dwelling, motor vehicle
repair shop and gasoline service station.

PREMISES AFFECTED—1100-1109 East 222nd street and
3866-3868 Laconia avenue, southeast corner, Block 4716,
Lots 6 and 8, Borough of the Bronx.

APPEARANCES—

For Applicant: Frank Mastandrea.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as
Vol. II, on July 27, 1954, on certain conditions; and

WHEREAS, the resolution was amended on January 11,
1955; and

WHEREAS, the applicant requested a further amendment
of the resolution; and

WHEREAS upon inspection April 28, 1955 it was found
that this hydraulic greasing lift has already been installed
contrary to resolution adopted July 27, 1954.

Resolved, that the Board of Standards and Appeals does
hercby amend the resolution adopted on July 27, 1954, by
adding thereto:

"that in addition to the uses as hereinbefore permitted
under the resolution above cited that there may be an
exterior greasing lift of the hydraulic type as proposed
and as indicated on plans marked, Received, April 4,
1955 (one sheet) and passed on by the Borough Superin-
tendent under Alt. App. 1069 dated March 28, 1955, *on*
condition that in all other respects the requirements of
the resolution above cited shall be complied with includ-
ing a Certificate of Occupancy and for completion of
work under Section 22A of the Zoning Resolution, time
having expired on July 27, 1954."

311-48-BZ

APPLICANT—Lama, Proskauer and Prober, for 1000 Flat-
bush Avenue Corp., owner.

SUBJECT—Application for consideration—reopening as to
extension of time to complete—re Application (decision of
the borough superintendent), previously granted on condi-
tion, under sections 7c and 21 of the zoning resolution, per-
mitting in a residence and business use, C area district, the
extension of existing business building (stores) into resi-
dence district, with an exit leading to street through resi-
dence district, using more than the area permitted and with-
out the required rear yard.

PREMISES AFFECTED—1000-1002 Flatbush avenue, west
side, 122 ft. north of Regent place and 319-323 East 21st
street, east side, 129 ft. north of Regent place, Block 5125,
Lots 18 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on
June 22, 1948, on certain conditions; and

WHEREAS, time to obtain permits and complete the work
was extended from time to time and last extended on April
27, 1954; and

WHEREAS, the resolution was amended on December 14,
1948; and

WHEREAS, the applicant requested a further extension of
time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on June 26, 1951, and
as thereafter *amended* by resolutions adopted through April
27, 1954 only so far as it has reference to the time within
which to obtain permits and complete the work, so that as
amended this portion of the resolution shall read:

"that in view of the statement by the applicant that no
plans have been approved by the Department of Housing
and Buildings and no work has been done, that all per-
mits required shall be obtained and all work completed
within the requirements of Sections 22A of the Zoning
Resolution from the date of this *amended* resolution."
(Alt. App. 4847/48)

703-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Sinclair
Refining Co., owner.

SUBJECT—Application for consideration—reopening as to
extension of time to complete—re Application (decision
of the borough superintendent), previously granted on con-
dition, under section 7c of the zoning resolution, permitting
in a local retail use district, the re-erection and mainte-
nance of a former gasoline service station, car-wash, lubri-
torium, motor vehicle repairs, storage and sale of acces-
sories and permitting the parking and storage of motor
vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—139-39 Merrick boulevard and
127-34 to 128-42 Farmers boulevard, northwest corner,
Block 12494, Lot 1, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Hous-
ing and Buildings.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but no work has been started, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 3621/53)

553-54-BZ

APPLICANT—Sidney Snyderman, for Ismo Estates Inc., owner.

SUBJECT—Application for consideration—reopening and amendment as to removal of house and extension of parking area—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of motor vehicles, with an entrance to or an exit from proposed parking located in residence use portion of lot.

PREMISES AFFECTED—30-09 38th street, east side, 76 ft. south of 30th avenue, Block 660, Lot 39, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Sidney Snyderman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 25, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1955 by adding thereto: that in the event the owner desires to remove the frame dwelling now on the premises referred to in the resolution above cited and use the space now occupied by such dwelling for additional parking space such building may be removed and the parking use substituted as now proposed and passed on by the Borough Superintendent under Alt. App. 1126 of 1954 under date of April 19, 1955, *on condition* that the requirement as to paving and fencing shall apply also to this portion of the lot; that in all other respects the resolution above cited shall be complied with.

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the proposed extension in area and reconstruction of existing gasoline service station, to include gasoline service station, auto laundry (non-automatic), lubricatorium, motor vehicle repairs and office and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955 by adding thereto:

"to permit fences in the locations as shown on revised plans marked, "Received, April 20, 1955" (2 sheets), and constructed in accordance with the requirements of the resolution above cited." (Alt. 2649/54)

104-41-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Potter Bros., Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of term of variance, subject to regular procedure—re Application (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, for a term of years, the erection and maintenance of a factory building over 18 ft. above the curb level in excess of the limitations set by the zoning resolution.

PREMISES AFFECTED—150-22 Tahoe street, west side, 170.07 ft. south of Albert road, Block 11556, Lot 23, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II, to consider extension of term of variance and new use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

135-42-BZ—Vol. II

APPLICANT—J. B. Dow, for Hazeltine Electronics Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II and extension of use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting partly in a business use district and partly in a residence use district, for a term of years, the parking and storage of more than five motor vehicles and the erection and maintenance of a building for office, laboratory and light manufacturing.

PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, east side, of Little Neck parkway immediately adjacent the northeast corner of 61st avenue, Block 8400, Lot 146, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: C. Di Martino.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Application reopened as Volume II to consider extension of use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application for consideration—reopening as Vol. II and consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under sections 7f, 7i, 7A of the zoning resolution, to permit in a residence and retail use district, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, auto laundry, storage and sale of auto accessories, boiler room and office with entrance nearer to residence district than is permitted.

PREMISES AFFECTED—248-01, 248-09 Northern boulevard, 43-53, 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened to consider a new proposal and a new ownership, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

429-49-BZ—Vol. II

APPLICANT—Henry G. Harris, for E. Gabel, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of first story apartment to a business use (store).

PREMISES AFFECTED—38 Central Park south, 450 ft. east of 6th avenue, Block 1274, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, as Volume II, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

788-49-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Herman Flyer, owner (Murray M. Garren, lessee).

SUBJECT—Application for consideration—reopening as Vol. III to consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7c of the zoning resolution, to permit in a business use district, the extension to existing automatic automobile laundry.

PREMISES AFFECTED—88-16 (88-12 to 88-20 displayed) Northern boulevard and 33-02 to 33-10 89th street,

southwest corner, Block 1436, Lot 6, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume III to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

686-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Stella D'Oro Realty Corp., owner, (Stella D'Oro Biscuit Company Inc., lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of area and building, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a non storage garage for more than five motor vehicles (delivery trucks).

PREMISES AFFECTED—191 West 237th street and 3781 Putnam avenue west, northwest corner, Block 3270, Lot 66, Borough of the Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II, to consider extension of area and building, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application for consideration—reopening as to revised proposal subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, sales and office and automobile showroom and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (58-12 and 58-20 official) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II, to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

1464-39-GR

APPLICANT—Austin Ambach.

SUBJECT—Application for consideration—reopening for report as to an inspection agency—re Rules adopted by the

MINUTES

Board under Cal. No. 1139-39-SR.—re Opening Protective Assemblies—to include additional agency (Austin Ambach).

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report as to application of Ambach Inspection Agency.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4
Negative 0

121-35-SA

APPLICANT—Timken Silent Automatic Division of Timken Detroit Axle Company, owner.

SUBJECT—Application for consideration—reopening as to additional models for test and report—re Timken Silent Automatic Water Heater, Model 40-A and 40-B; previously approved.

APPEARANCES—

For Applicant: John J. Morro.

ACTION OF BOARD—Application reopened for test and report as to additional models.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

638-41-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as to amendment—production in another mill—re United States Gypsum Pryobar Gypsum Partition Tile; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for test and report as to amendment to produce in another mill.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 3:45 P. M.

JOSEPH J. DOYLE, Chief Clerk.

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFICATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, May 20, 1955, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.*

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) Prohibition. No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) Application. Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) Time Limit. Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) Conditions. The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) Revocation. Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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(Remaining Minutes of the Meeting of May 3, 1955
will be printed in the Bulletin of May 17, 1955.)

Notice of Public Hearing on Proposed Amendments to
the Rules for Arc and Gas Welding and Oxygen
Cutting.

COURT DECISIONS

Matter of James & Dominick Garone vs. Board of Standards and Appeals:—On May 6, 1952, the Board denied an application under Section 7e of the Zoning Resolution to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and storage of accessories, office, and to permit parking and storage of motor vehicles; Cal. No. 484-51-BZ; premises 83-12 to 83-20 South Conduit Avenue, 137-40 to 137-50—84th Street, southwest corner, and 85-09 to 85-19—149th Avenue, Ozone Park, Borough of Queens.

At Special Term, Part I, of the Supreme Court, Mr. Justice Johnson remitted the matter to the Board, in the following decision:

"Matter of Garone (Board of Standards and Appeals of City of N. Y.)—By this proceeding, petitioners seek to review a determination of the Board of Standards and Appeals, denying petitioners' application for a variance to enable them to install a gasoline service station on premises on South Conduit Avenue, Borough of Queens. The denial occurred on May 6, 1952. This motion to dismiss was argued on March 11, 1955, nearly three years later. The plot of land was, in 1952, in an undeveloped area, where, the court would feel, the owner should be entitled to any reasonable use of his property until future development determines the character of the neighborhood (People ex rel. St. Albans-Springfield Corp'n v. Connell, 257 N. Y., 73). In fact, there was no objection to this application from neighboring owners; the only objection came from the Department of Parks, and was interposed upon the theory that at some future, but undetermined day, the city would need the property as part of an overhead crossing improvement. Whether the character of the neighborhood has now altered or whether the time of acquisition of the property by the city is any nearer, the court does not know. Its conclusion is that the matter should be remitted to the Board of Standards and Appeals with instructions to grant the proposed variance for a reasonable period, and with appropriate safeguards, unless upon further hearing the board finds that there has been a change of circumstances offering additional ground for withholding its approval. Settle order on notice." (N. Y. L. J. March 16, 1955, p. 14)

An appeal to the Appellate Division, Second Department has been filed.

Matter of Laurelton Civic Ass'n, Inc., Jack Drucker, Hilda Drucker and Julius Laderburg vs. Board of Standards and Appeals:—On May 25, 1954, the Board granted a variance under Section 7f of the Zoning Resolution, for fifteen years, permitting the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), sale and storage of accessories and an office and to permit the parking of cars waiting to be serviced; located in a retail use district; Cal. No. 673-49-BZ, Vol. II; premises 223-09 to 223-19 Merrick Boulevard, 133-30 to 133-38—224th Street, northwest corner, Laurelton, Borough of Queens.

Order of Certiorari was served on the Board on June 25, 1954, by attorney for petitioners, objecting property owners and a Civic Association.

At Special Term, Supreme Court, Queens County, Mr. Justice Rabin sustained the Board in the following decision:

"In re Laurelton Civic Ass'n, Inc. (Board of Standards and Appeals of City of N. Y.)—Separate motions by the respondents constituting the Board of Standards and Appeals of the City of New York and the intervenor respondent, Mallis Realty Corporation, to vacate the order of certiorari obtained pursuant to the provisions of section 668e-1.0 of the Administrative Code of the City of New York and to dismiss the petition upon which it was granted. The motion of the intervenor respondent also seeks to dismiss the petition with respect to the petitioner, the Laurelton Civic Association, Inc., upon the ground that it is not a party aggrieved by the determination under review. ¶ The respondent Board of Standards and Appeals of the City of New York granted a variance in the application of the use district regulations of the zoning resolution, pursuant to section 7 (f) thereof, permitting in a retail use district the erection and maintenance of a modern gasoline service station, lubritorium, auto washing (non-automatic), office, storage and sale of auto accessories and parking of cars waiting to be serviced, for a stated term of fifteen years. ¶ The premises which are the subject of this proceeding consist of an irregular vacant corner plot having a frontage of 117.96 feet on Merrick boulevard and a frontage of 100 feet on Two Hundred and Twenty-fourth street, Laurelton, Borough of Queens,

(Continued on page 771)

CALENDAR

DOCKET

New Cases filed up to May 3, 1955

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332-55-SA—Mercury Petroleum Unit Vacuum Still and Tumbler (2 bath still rinse), Models 36 and 38, manufactured by Mercury Cleaning Systems, Inc., Appliance.

333-55-SA—Mercury Numatic Perchlor (single bath) Dry Cleaning Unit, Models 30 and 40, manufactured by Mercury Cleaning Systems, Inc., Appliance.

334-55-SA—Mercury Numatic Perchlor (2 bath still rinse) Dry Cleaning Unit, Models 30 and 40, manufactured by Mercury Cleaning Systems, Inc., Appliance.

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337-55-BZ—H.B.Q.—48-30 54th avenue and 54-06 50th street, southwest corner, Block 2556, Lot 30, Maspeth, Borough of Queens, Alt. 559-54—re business use and erection of business sign in residence use district.

338-55-A—H.B.M.—128-130 East 56th street, south side, 110 ft. west of Lexington avenue, Block 1310, Lots 61 and 62, Borough of Manhattan, Amendment to Alt. 460-55—re non-fireproof building.

339-55-A—F.D.—60 Bayard street, south side, 100 ft. east of Lorimer street, Block 2722, Lot 8, Borough of Brooklyn. Decision re Order No. 6846-4—re storage and use of oxygen.

340-55-BZ—H.B.B.—897-921 (909 official) Remsen avenue and 9002-9042 Avenue D, southeast corner and 856-888 East 92nd street, Block 8124, Lot 33, Borough of Brooklyn, N.B. 1286-54—re loading berth, etc.

341-55-BZ—H.B.B.—37-39 Grove street, west side, 100 ft. north of Goodwin place, Block 3294, Lot 42, Borough of Brooklyn, Alt. 1529-55—re parking of motor vehicles in a residence use district.

342-55-BZ—H.B.B.—338-380 DeWitt avenue and 756-790 Hinsdale street, southwest corner and 763-797 Snediker avenue, Block 3882, Lot 6, Borough of Brooklyn, N.B. 867-55—re manufacturing, assembly, storage of meat cloth and paper products and parking and storage of motor vehicles, etc.

343-55-BZ—H.B.B.—234-248 Withers street and 134-144 Woodpoint road, southwest corner, Block 2875, Lot 40.

Borough of Brooklyn, N.B. 1567-54—re construction of a building as restaurant and parking of motor vehicles.

344-55-A—H.B.B.—883 Bedford avenue, east side, 175 ft. south of Willoughby avenue, Block 1750, Lot 9, Borough of Brooklyn, Alt. 1108-55—re egress.

345-55-A—F.D.—Block bounded by Kent avenue, Rutledge street and Wallabout street, Block 2223, Lot 1, Borough of Brooklyn, Orders Nos. 3922-5, 3921-5 and C-3932-5.

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753-53-A—H.B.B.—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn, Alt. 2267-53.

1092-47-SM—City Concrete Filled Steel Column (heavy weight); (reopened for test and report as to additional sizes), manufactured by Brooklyn Bridle Iron and Steel Corp., Material.

674-52-BZ—H.B.Q.—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens, N.B. 4967-52.

1148-38-BZ—Vol. II—H.B.Q.—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8, Sunnyside, Borough of Queens, Amendment to N.B. 146-54.

762-49-BZ—H.B.Q.—47-35 to 47-43 49th street, east side, 195 ft. north of 48th avenue, Block 2287, Lot 10, Woodside, Borough of Queens, Amendment to Alt. 2332-49.

135-49-BZ—Vol. II—H.B.Bx.—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue, Block 4806, Lot 44, Borough of The Bronx, Alt. 159-55.

564-52-BZ—Vol. II—H.B.Q.—229-01 to 230-21 (230-11 official) Northern boulevard, north side, from Alley Pond to 231st street, Block 8083, Lots 25, 35, 99; Block 8084, Lots 142 and 125; Block 8085, Lots 3 and 1, Douglaston, Borough of Queens, Amendment to Alt. 781-52.

441-51-BZ—Vol. I—H.B.B.—353-367 91st street, north side, 154 ft. $\frac{5}{8}$ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn, Alt. 4584-54.

30-48-BZ—Vol. II—H.B.B.—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn, N.B. 659-54.

796-52-BZ—Vol. II—H.B.B.—191-193 Irwin street, northeast corner of Oriental boulevard, Block 7517, Lot 992, Borough of Brooklyn, N.B. 951-52.

CALENDAR

418-31-BZ—Vol. III—H.B.B.—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn, Alt. 717-55.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation. Borough of Brooklyn.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 10, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 10, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure from private office, dwelling for one family, maids rooms and kitchen, to professional offices on first, second and third floors, with apartment on fourth floor; and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

Laid over from April 12, 1955, to May 10, 1955, for inspection and decision; hearing closed.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed.

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Boehler, for S. S. Glauber, Inc., owner.

SUBJECT—Application reopened April 3, 1951 as Vol. III—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change of use from testing laboratory to factory use.

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

CALENDAR

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Kross, owners.

SUBJECT—Application reopened September 28, 1954 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit for a term of twenty years in a residence use district, the erection and maintenance of a business structure (stores), and to permit the parking of patrons and employees motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner, 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

401-54-A

APPLICANT—Leonard P. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the extension of existing accessory building used for motor vehicle repairs, to be used as extended for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue, 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, D

area district for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed.

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Breseia, owners.

SUBJECT—Application December 1, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in the business use district portion of plot the parking of motor vehicles to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

Laid over from April 26, 1955, to May 10, 1955, for inspection and decision; hearing closed.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of twenty years the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding Boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 10, 1955, for further inspection and decision.

212-52-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted.

PREMISES AFFECTED—800-816 Empire boulevard, south side, 354 ft. east of Troy avenue, Block 1427, Lot 20, Borough of Brooklyn.

Laid over from May 3, 1955 to May 10, 1955, for applicant to obtain and file a decision of the borough superintendent.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

CALENDAR

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

Laid over from May 3, 1955, to May 10, 1955, at request of attorney for objectors; applicant concurring; no further requests for adjournments.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Capollaro, Rose Capollaro, Executrix, owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

Laid over from May 3, 1955, to May 10, 1955, for inspection and decision; hearing closed.

424-52-BZ

APPLICANT—Schatz Systems, Inc., lessee, for Samuel Danzig, owner.

SUBJECT—Application reopened April 12, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—43-45 West 67th street, north side, 100 ft. east of Columbus avenue, Block 1120, Lot 5, Borough of Manhattan.

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the residence and business use district, the extension in area and use of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs; and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

617-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., Rose Razzetti, Adele M. Razzetti and Josephine M. Razzetti, owners.

SUBJECT—Application reopened January 11, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the reconstruction and extension of existing gasoline service station, and the demolition of existing accessory building and the reconstruction of a new accessory building to be used as a lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the installation of a pit for the lubrication of trucks and the addition of six-550 gallon gasoline storage tanks, and the reconstruction of curb cuts; and to permit the parking and storage of motor vehicles on open area of plot.

PREMISES AFFECTED—1294-1310 Sedgwick avenue, east side, 143.35 ft. south of West 169th street, Block 2530, Lots 28, 32 and 40, Borough of The Bronx.

170-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Hermine Corlis, owner (Socony Vacuum Oil Company, Inc., lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II—re (decision of the borough superintendent) under

sections 7f and 7i of the zoning resolution, to permit in a retail use district for a term of fifteen years the maintenance and reconstruction of existing gasoline service station, lubritorium, car wash, motor vehicle repairs, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—79-05 Little Neck parkway and 253-02 to 253-08 Union turnpike, southeast corner, Block 8690, Lot 63, Floral Park, Borough of Queens.

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of portion of the cellar as an architect's office (originally intended as a doctor's office).

PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27 and 31 and 32 Borough of Brooklyn.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (warehouse), with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a one family dwelling without the required set back.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district the erection and maintenance of twelve (12) one family dwellings without the required set back.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd drive, southwest corner of 133rd road and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue, Block 13210, Lots 1 and 4, Block 13211, Lots 1, 7 and 8, Block 13217, Lots 40, 43, 45, 47 and 33, Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

CALENDAR

973-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district the reconstruction of existing gasoline service station to include, motor vehicle repairs, lubritorium, car washing and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*

MAY 10, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 10, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

708-52-SM

APPLICANT—Bethlehem Steel Co., owner.

SUBJECT—Application September 22, 1952—re Bethlehem Steel Co., High Strength Bolting for Structural Joints, approval of.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1381 Lafayette avenue and 800 Edgewater road, northwest corner, Block 2762, Lot 309, Borough of The Bronx.

379-54-A

APPLICANT—David Weinbert, for James J. O'Neill, owner (A. and S. Galleries, Inc., lessee).

SUBJECT—Application May 7, 1954—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—60-62 West 67th street, south side, 100 ft. east of Columbus avenue, Block 1119, Lot 59, Borough of Manhattan.

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.

SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 East 2nd street, north

side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

476-49-A—Vol. II

APPLICANT—Ervin Palmer, for Mildred Berman, owner.

SUBJECT—Application reopened November 3, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—65 Fulton street, north side, 116 ft. 3½ in. west of Cliff street, Block 94, Lot 9, Borough of Manhattan.

403-53-A

APPLICANT—Joseph W. Landes, for Salvo Realty Co., Inc., owner.

SUBJECT—Application reopened January 18, 1955 for consideration as to additional objection—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—152-156 Wooster street, east side, 90 ft. south of West Houston street, Block 514, Lot 10, Borough of Manhattan.

938-54-A

APPLICANT—Simeon Heller, for 172nd Realty Corp., owner.

SUBJECT—Application December 10, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—171-20 Station road, south side, block bounded by East 172nd street, 42nd avenue, Auburndale lane and Station road, Block 5351, Lot 1, Flushing, Borough of Queens.

97-55-A

APPLICANT—Lama, Proskauer and Prober, for Ideal Clamp Manufacturing Co., owner.

SUBJECT—Application February 3, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—413-437 Liberty avenue and 187-209 Vermont street, northeast corner and 154-172 Wyona street, Block 3689, Lot 1, Borough of Brooklyn.

221-55-A

APPLICANT—Charles L. Koester, for Joseph Casa, owner.

SUBJECT—Application March 23, 1955—re Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—266-14 East Williston avenue, south side 44.59 ft. west of 267th street and 84-20 to 84-26 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22, 28 and 31, Floral Park, Borough of Queens.

658-54-A

APPLICANT—William A. Lacerenza, for 212 25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).

SUBJECT—Application September 1, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

662-54-A

APPLICANT—James Whitford, Jr., for Virginia Barrel Co., owner.

SUBJECT—Application September 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—178 Holland avenue, west side, 1754 ft. south of Richmond terrace, Block 1318, Lot 323, Mariners' Harbor, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*

MAY 17, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning* May 17, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

CALENDAR

660-54-BZ

APPLICANT—Carl H. Salmnen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration; then to April 26, 1955, applicant to file new decision of the Borough Superintendent as to enlarged plot; then to May 17, 1955, for applicant to file letter with the owner of Block 5202, Lot 54, within the hundred feet of the enlarged plot and to permit two publications in the Bulletin; and for decision.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board; then to April 26, 1955, for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department; then to May 17, 1955, applicant to be notified.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A.

585-52-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Spiegel, lessee).

SUBJECT—Application reopened June 2, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail

use district the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan.

Laid over from May 3, 1955, to May 17, 1955, for applicant to file a letter from the proposed operator who now is stated to operate the parking lot opposite on the south side of the street.

41-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the maintenance of existing use of more than permitted percentage of floor area for manufacturing.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

Laid over from May 3, 1955, to May 17, 1955, for inspection and decision; hearing closed.

42-55-A

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

112-54-BZ

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application February 17, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of existing steps and platform erected nearer than permitted to street line, and with the yard at a level above legal grade.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

CALENDAR

424-54-A

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application May 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

257-54-BZ

APPLICANT—Ferdinand Savignano, for Raymond Bog-giano, owner.

SUBJECT—Application April 12, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, the maintenance of existing steps and platform erected nearer than permitted to street line, and with the front yard to start at level of legal street grade.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

275-54-A

APPLICANT—Ferdinand Savignano, for Raymond Bog-giano, owner.

SUBJECT—Application April 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application May 7, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used by a franchised automobile dealer as a show-room, storage garage, lubritorium, car wash, motor vehicle repair shop, under coating, front end alignment, new car conditioning, parts storage, sale and display of accessories, and office; and to permit the storage of customers' cars awaiting service—with business entrances and a business sign nearer the residence use district than is permitted; and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application April 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

647-54-BZ

APPLICANT—Kenneth W. Milnes, for Nicholas E. Vlasenko, owner.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the addition of motor vehicle repair shop to existing gasoline service station, show-room, used car lot and office.

PREMISES AFFECTED—1260 Hylan boulevard, south side, 39.26 ft. east of Quintard street, Block 3220, Lot 26, Grasmere, Borough of Richmond.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and the addition of four 550 gallon gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official), Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murry B. Brody, owners.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russong, owners.

SUBJECT—Application November 18, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing gasoline service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

972-54-BZ

APPLICANT—Murray S. Cohen, for Wolf and Kindler, owners (Fordham Drug Co., lessee).

SUBJECT—Application December 23, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail I use district, the extension of existing store in a class A multiple dwelling into residence portion of lot.

CALENDAR

PREMISES AFFECTED—2487 Creston avenue and 72 East 190th street, southwest corner, Block 3174, Lot 28, Borough of The Bronx.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car washing (non automatic), motor vehicle repairs, and office, and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

254-45-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application reopened January 4, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district the sale, storage and display of new and used cars, and to permit the erection of a gasoline service station, to be used in conjunction with an authorized auto dealer and to permit the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage.

PREMISES AFFECTED—186-25 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 17, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 17, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

615-54-SA

APPLICANT—Warren Connelly Co., agent for Norge Division of Borg-Warner Corporation, owner.

SUBJECT—Application June 22, 1954—Norge Gas Clothes Dryer, Models AG-710, AG-715 and AG-730, approval of.

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.

SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher), approval of.

144-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products, owner.

SUBJECT—Application February 25, 1954—Taylor Clay Products Face Brick (cored or solid), No. 705 Economy (3½ x 3½ x 11¾"), approval of.

145-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products Co., owner.

SUBJECT—Application February 25, 1954—Taylor Face Brick (cored or solid, various sizes, in colors), approval of.

236-54-SM

APPLICANT—Tomkins Brothers, agent for Isenhour Brick and Tile Co., owner.

SUBJECT—Application March 22, 1954—Isenhour Brick and Tile Co., Face Brick (for exterior masonry), approval of.

919-54-SM

APPLICANT—Lightolier Inc., owner.

SUBJECT—Application November 24, 1954 (Lightolier Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

165-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.

SUBJECT—Application February 24, 1954—Roddiscraft Protex Fire Door, approval of.

166-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.

SUBJECT—Application February 24, 1954—Roddiscraft Ascestocore Fire Door, approval of.

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Longfellow, agent).

SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

538-54-SA

APPLICANT—International Heater Company, owner, William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Gravity Furnace, Models GG-85-E, GG-122-E and GG-147-E, approval of.

539-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Lo-Boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E, approval of.

540-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Hi-Boy Forced Air Furnace, Models GH-65, GH-65E, GH-82 and GH-100, approval of.

297-52-SA

APPLICANT—General Electric Company, owner.

SUBJECT—Application reopened February 15, 1955, as to amendment to resolution—re General Electric Gas-fired Warm Air Furnace, Models 21LG10, 21LG20, 21LG25, 21LG30 and 21LG40, previously approved.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Co., Division of The American Laundry Machinery Co., owner L. Frank Wright, agent.

SUBJECT—Application reopened November 3, 1954 as Vol. II for test and report as to design—Huebsch "372" Tumbler (gas heated clothes dryer); previously approved re Huebsch Open End Drying Tumbler (gas heated clothes dryer).

CALENDAR

620-51-SA

APPLICANT—York-Shipley Inc., owner.

SUBJECT—Application reopened November 10, 1953, as to amendment of resolution to additional models—re York-Heat and Yorktowne Domestic and Commercial Oil Burners (gum type), Models CHB-7, CPB-7, C7PB-1, C7B7-2, C7LB-7, CSC-5, CU-5, C7-67, CE-CM, CU-67, N-1, NE-1, NM-1, N12, NE-2, N-3, N-38, NU-1, NE-3, NM-3, T-5, LC-9 and LCE-9, previously approved.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

620-54-A

APPLICANT—Howard H. Snyder, for Hotel Taft Corp., owner.

SUBJECT—Application July 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 67, subdivision 7(b) re egress.

PREMISES AFFECTED—761-779 7th avenue, east side, from West 50th to West 51st streets, Block 1003, Lot 1, Borough of Manhattan.

649-54-A

APPLICANT—Leo I. Valker, for Theresa Gerler, owner (F. W. Woolworth Co., lessee).

SUBJECT—Application August 20, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—126-128 Lenox avenue, east side, 50 ft. 11 in. north of West 116th street, Block 1600, Lot 3, Borough of Manhattan.

181-55-A

APPLICANT—R. H. Tatlow, for Abbott Merkt Co., for B. Altman and Co., owner.

SUBJECT—Application March 9, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—48-49 35th street, northeast corner of Hunters Point avenue and 48-50 36th street, Block 237, Lot 1, 3rd floor, Long Island City, Borough of Queens.

798-54-A

APPLICANT—Kitzler and Nurick, for Cohn Brothers Furniture Corp., owner.

SUBJECT—Application October 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4701 5th avenue and 506-512 47th street, southeast corner, Block 766, Lot 8, Borough of Brooklyn.

565-54-A

APPLICANT—Louis Liebermann, for Leon Siev, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1020 Ocean Parkway, west side, 140 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, May 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

MAY 24, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 24, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling, folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13, 29, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoreman Checkers and Clerks Social Club, Inc., owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles in a residence use district the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

CALENDAR

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hilddun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

896-54-A

APPLICANT—Kitzler and Nurick, for Hilddun Corp., owner.

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor house-keeping conditions found on the premises and for decision.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed; then to May 24, 1955, for applicant to file revised plans showing additional means of exit and a sprinkler system throughout first floor and cellar; also to submit consent of adjoining owner for use of his premises as an exit; and for decision by the Board.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for inspection and decision.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

CALENDAR

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

Laid over from May 3, 1955, to May 24, 1955, for inspection and decision; hearing closed.

1148-38-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Neill Supply Company, Inc., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to extension of variance—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the additional use of storage for pipe as well as parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8, Sunnyside, Borough of Queens.

762-49-BZ

APPLICANT—Ingram S. Carner, for Neill Supply Co., Inc., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from garage for more than five motor vehicles, to a factory and storage warehouse for plumbing supplies, and the cutting and threading of pipe, for a term of years.

PREMISES AFFECTED—47-35 to 47-43 49th street, east side, 195 ft. north of 48th avenue, Block 2287, Lot 10 Woodside, Borough of Queens.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. III—re (decision of the borough superintendent) under

sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a business building (super market), using more than the area permitted, and with an entrance to required leading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy of second floor of existing public garage to factory use.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

886-48-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Seagirt Realty Co., owner (Arverne Auto Body and Fender Works, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding.

PREMISES AFFECTED—71-10 Beach Channel drive, west side, 156.78 ft. north of Beach 72nd street and 348 Beach 72nd street, Block 537, Lot 14, Arverne, Borough of Queens.

162-50-BZ—Vol. II

APPLICANT—Leo Kornblath, for Sanjon Realty Corp., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office.

PREMISES AFFECTED—29-03 Sea Girt boulevard, south side, from Beach 29th street to Beach 30th street, Block 287, Lot 1, Far Rockaway, Borough of Queens.

639-54-BZ

APPLICANT—Siegel and Green, for Oslo Realty Corp., owner.

SUBJECT—Application August 4, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district for a term of twenty years the conversion of existing tenant's garage in cellar of multiple dwelling, to non tenant transient garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—70 East 162nd street and 920-926 River avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and business district for a term of ten years the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

CALENDAR

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

933-54-BZ

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use, B area district the conversion of use of first and second floors in existing five story structure to business use, and to permit openings between the two structures on first and second floors to gain access from one building to the other; and to permit a two story extension of rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

934-54-A

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212(lc) of the Multiple Dwelling re required yard level.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, lubritorium, and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles waiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

997-54-BZ

APPLICANT—Irving H. Passel, for Thomas Nolan, owner (o/u/c Esso Standard Oil Co.).

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*.

MAY 24, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon May 24, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

185-55-SM

APPLICANT—Joseph Aiello, for Mastic Tile Corporation of America, owner.

SUBJECT—Application March 4, 1955—Matico Cork Tile Flooring, approval of.

45-55-SA

APPLICANT—Avril Incorporated, owner.

SUBJECT—Application January 19, 1955—Avril Inc., Rinse Water Treatment Pump, Model S, approval of.

767-54-SM

APPLICANT—Concrete Pipe and Products Company, Inc., owner (Limestone Products Corporation, agent).

SUBJECT—Application September 27, 1954—Spectra-Glaze Tile Face Concrete Masonry Units, approval of.

114-55-SA

APPLICANT—Cornelius C. Fisk, for The Messer Company, Inc., owner.

SUBJECT—Application February 7, 1955—Merco Mechanical Draft Oil Burner, Model J, approval of.

81-53-SM

APPLICANT—F. E. Schundler and Company, Inc., owner.

SUBJECT—Application January 20, 1953—Coralux Floor and Ceiling Construction (gypsum plaster), approval of.

78-53-SM

APPLICANT—PerAlex of New Jersey, owner.

SUBJECT—Application January 27, 1953—PerAlex Insulated Roof System, approval of.

981-54-SM

APPLICANT—The DuBois Company, Inc., owner.

SUBJECT—Application December 13, 1954—Rins-O-Lator (for dishwashing machines), approval of.

876-50-SM

APPLICANT—Exit Lock Co., Inc., Division of C. D. Wailes Corp., owner-manufacturer.

SUBJECT—Application September 25, 1950. Exit Lock Co., Inc. Fire Exit Lock Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E and A6E, approval of.

114-53-SA

APPLICANT—Morrison Steel Products, Inc., owner.

SUBJECT—Application reopened March 29, 1955, as to amendment to resolution as to additional trade name—re Morrison Conversion Oil Burner, Models PB-1-J and PB-2-J; previously approved.

709-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

SUBJECT—Application reopened June 2, 1954 as Vol. II for test and report if required, as to revised dimension of the material—re Gold Bond Gypsum Wall Plank (wall-board for new or remodeling work); previously approved re Gypsum Lath (plaster board), Gypsum Wallboard and Gypsum Sheathing Board, Gold Bond, Rockwell and Gypsolite Brands.

CALENDAR

503-40-SM

APPLICANT—Acme and Dorf Metal Door Corp., owner.
SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re ABC One and One half Hour Kalamein Door; previously approved.

485-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened July 13, 1954, as to amendment to resolution to include additional USG Lath Rocklath Accessories—re USG Rocklath Accessories; previously approved.

494-45-SM

APPLICANT—ABC Kalamein Door Co., and Acme & Dorf Metal Door Corp., owners.
SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re ¾ Hour Kalamein Fire Resistive Window; previously approved.

500-47-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.
SUBJECT—Application reopened March 8, 1955, as to amendment to change of construction—re 1½ Hour Flush Type Door; previously approved.

595-52-SM

APPLICANT—PerAlex of New Jersey, owner.
SUBJECT—Application July 13, 1952—PerAlex (perlite lightweight aggregate), approval of.

526-54-A

APPLICANT—Mary Ruth, owner.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—253-40 148th avenue, south side, 225.49 ft. east of 253rd street, Block 13652, Lot 11, Rosedale, Borough of Queens.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).
SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.
PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.
SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.
SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

66-55-A

APPLICANT—Leon Seinfeld, for Celia Seinfeld, owner.
SUBJECT—Application filed January 27, 1955—pursuant to section 310 of the Multiple Dwelling Law for variation of Sections 9, subdivision 9 and section 27, subdivision 2 of the Multiple Dwelling Law re required yards and an appeal to review decisions of the borough superintendent.
PREMISES AFFECTED—224 Avenue N and 1494-1496 East 3rd street, southwest corner, Block 6584, Lot 10, Borough of Brooklyn (front and rear buildings).

143-55-A

APPLICANT—Max Bayerdorffer, owner.
SUBJECT—Application February 14, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman*

JUNE 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, June 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

226-41-BZ—Vol. III

APPLICANT—James E. Casale, for Anton Meister, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use B area district the erection of a building to be used for dwelling, accessory practice of chiropractic and private art gallery using in excess of 65% of the area of the lot.

PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue, Block 1497, Lots 48 and 48½, Borough of Manhattan.

100-48-BZ—Vol. III

APPLICANT—Henry Nordheim, for John H. Bush, owner (Henry Bellmann, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the maintenance of existing motor repair shop in store building (1878 Valentine avenue).

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue, and 350-360 East 178th street, south side, from Valentine to Webster avenues, Block 2815, Lot 1, Borough of The Bronx.

121-54-BZ

APPLICANT—Otto J. and Warren Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage warehouse in conjunction with adjoining building on lot 40 used as a machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

344-54-BZ

APPLICANT—Ludwig P. Bono, for Lax Realty Corp., owner (Peter Taylor, lessee).

CALENDAR

SUBJECT—Application May 4, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy on second floor from showroom to offices and studio (charm and fashion consultants).

PREMISES AFFECTED—409 Central Park West, west side, 75 ft. 8 in. south of West 101st street. Block 1836, Lot 33, Borough of Manhattan.

415-54-BZ

APPLICANT—Charles Abrahams, for Peter Bilinski, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the demolition of existing frame structures, and the extension of building under construction on remaining unbuilt upon portion of plot to be joined with existing structure fronting on Liberty avenue, using more than the area permitted.

PREMISES AFFECTED—148-15 105th avenue, north side, 125.15 ft. east of 148th street and 148-12 Liberty avenue, Block 10061, Lot 12, Jamaica, Borough of Queens.

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner (Tidewater Associated Oil Co., owner under contract).

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmarv Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

119-55-SA

APPLICANT—Hydrotherm, Inc., owner.

SUBJECT—Application February 9, 1955—Hydrotherm Gas-fired Hot Water Heating Boilers, Models M45, M72, M85, R100, R120, R150, R170, L200 and L250, approval of.

918-53-SM

APPLICANT—Flexible Tubing Corp., owner.

SUBJECT—Application December 21, 1953—Ducts for Air Conditioning System, Thermaflex-A Model FT-712, Thermaflex-B Model FT-713, approval of.

205-55-SA

APPLICANT—S. J. Dowling, for Eureka-Williams Company, Division of Henney Motor Company, Inc., owner.

SUBJECT—Application March 1, 1955—Williams Oil-O-Matic Conversion Oil Burner, Model R-160, approval of.

486-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened December 15, 1953, as to amendment as to similar product produced in Canadian factory—re USG Sheckrock Gypsum Wallboard Panels and Accessories; previously approved.

HARRIS H. MURDOCK, *Chairman.*

JUNE 7, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 7, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

REGULAR MEETING

TUESDAY MORNING, MAY 3, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 19, 1955, were approved as printed in the Bulletin of April 26, 1955, Vol. 40, No. 17.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—222-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Jacob Schulman, Fannie Brasinger and Gerald Tucker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. at request of attorney for objectors; applicant concurring; no further requests for adjournments.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh, Lawrence E. Blau, Samuel Friedman and Joseph Feldman.

For Opposition: Edward Hoffman for Park Dept., Michael Levine and Louis Rubinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M. for the correction of plans and determination as to application of Section 21A; hearing closed.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and

increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A.M. for inspection and decision; hearing closed.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official), Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A.M. for inspection and decision; hearing closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit, in a retail use district, the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.

For Opposition: E. Banozzi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit filing of a companion administrative appeal to be heard with the building zone application on the laid over date.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner (Block 11401, Lot 1), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leon E. Borden and George Reichelmann.

For Opposition: Bernie Ostrowski, Otto Gutbrod, George

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Landkammer and Margarete Landkammer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A.M. for inspection and decision; hearing closed.

212-52-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted.

PREMISES AFFECTED—800-816 Empire boulevard south side, 354 ft. east of Troy avenue, Block 1427, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for applicant to obtain and file a decision of the borough superintendent.

585-52-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Speigel, lessee).

SUBJECT—Application reopened June 2, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M. for applicant to file a letter from the proposed operator who now is stated to operate the parking lot opposite on the south side of the street.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954, as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from light manufacturing and warehouse, to storage, wood-working and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera, Vincent Forchelli and Rudolph Galley.

For Opposition: Anthony F. Uietri, Theresa Palazzo and Mary De Monte.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for applicant to submit a proposal correcting the poor housekeeping conditions found on the premises and for decision; hearing previously closed.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue (Block 3560, Lots 36, 37, 38), Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: C. J. Cammarata, N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for applicant to file revised plans showing additional means of exit and a sprinkler system throughout first floor and cellar; also to submit consent of adjoining owner for use of his premises as an exit; and for decision by the Board; hearing previously closed.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A.M. for revised plans in conjunction with Cal. 290-54-BZ; and for decision; hearing previously closed.

292-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a retail use district, the extension in area of existing gasoline station to include existing uses of open greasing lift and pit, store for auto accessories, car washing, motor vehicle repairs, and storage of auto accessories, and to add the parking and storage of motor vehicles on unbuilt upon portion of plot, and the relocation of gasoline pumps and addition of new curb cuts.

PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date to be set.

293-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application April 9, 1954—filed pursuant to section 35, General City Law re premises located partly in proposed widening of Parkinson avenue.

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PREMISES AFFECTED—1231-1253 (1233 official; formerly 1138) Hylan boulevard and 122-132 Parkinson avenue, northwest corner, Block 3214, Lots 18, 24 and 27, South Beach, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision in conjunction with Cal. 292-54-BZ; hearing closed; date to be set.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto-laundry (non-automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Cepollaro, owner, Rose Cepollaro, Executrix.

SUBJECT—Application September 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district, to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo, Rose Cepollaro and John Musacchia.

For Opposition: Alfred Fordham, Mildred Arenfred, Pearl Olsen, Clara Horton, William McGuire, Anthony P. Donofrio and Effie Horton.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for inspection and decision; hearing closed.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

SUBJECT—Application November 30, 1954—(decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a retail use district for a term of twenty years, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles; and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding boulevard, north side, from 163rd

to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Nathan Weinstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 10, 1955, at 10 A. M. for further inspection and decision; hearing closed.

41-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the maintenance of existing use of more than permitted percentage of floor area for manufacturing.

PREMISES AFFECTED—201-203 Park row, south side, 101 ft. 1 in. east Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M. for inspection and decision; hearing closed.

42-55-A

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M. for inspection and decision; hearing closed.

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application July 16, 1954—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance of a gasoline service station, lubricatorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391.18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx.

APPEARANCES—

For Applicant: A. S. Mongiello.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

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538-23-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Tiebout Avenue Co. Inc., owner.

SUBJECT—Application December 30, 1954 (decision of the borough superintendent), under sections 7c and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing storage garage for more than five motor vehicles, lubritorium, car washing, motor vehicle repairs, and to permit new openings in west wall and the installation of two new lifts within the storage garage; and to permit the addition of a gasoline service station and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1709-1719 Cross Bronx expressway, north side, 84.10 ft. east of Noble avenue, Block 3895, Lots 87, 90, 92 and 94, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 25, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Cross Bronx expressway and Noble avenue are in a residence use, D and E area, class 1 and class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated December 3, 1954 acting on Alt. Applic. 1026-54, reads:

"1. Proposed extension of use of an existing storage garage for more than five motor vehicles, lubritorium, car wash & minor repairs to include office & sales, gasoline service station & parking of motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Z.R. & Cal. #538-23-BZ of the Bd. of S. & A."

and

WHEREAS, the applicant states that the premises consist of a plot, 181.22 ft. frontage by 51.83 ft. in depth, irregular, on which is located a one story, class 3 constructed storage garage, having a frontage of 51 ft. and a depth of 51.83 ft., irregular, also used as lubritorium, motor vehicle repairs and car washing; that the premises are located in a residence use district; that the portion of the premises within 100 ft. of Noble avenue is in a class E district and a class ½ height district, the balance being in a class D area and a class 1 height district; that as of July 25, 1916 the premises were in a business use district and received its present use designation on April 26, 1945; that as of July 25, 1916 the premises were in a 1¼ height district and received its present height designation on April 26, 1945; that as of July 25, 1916 the premises were in a class B area district, on April 26, 1945 the premises were put in a class D area district and received its present area designation on June 3, 1947; and

WHEREAS, the applicant further states that before the widening of the Cross Bronx expressway took place, the original garage building was erected in 1919 under permit No. 196 of 1919 and certificate of occupancy No. 930-1920 was issued for gasoline sales, auto sales and dead storage; that in 1923 under a variance granted by the Board under Cal. No. 538-23-BZ and permit No. 157-1923 the use was changed to public garage and certificate of occupancy No. 116-1924 was issued for said use; that on March 18, 1952 under Cal. No. 538-23-BZ, Vol. II, the Board granted a variance to use

the building as a storage garage for more than five motor vehicles, lubritorium, car washing and minor auto repairs, for which certificate of occupancy No. 14666 was issued August 25, 1954; and

WHEREAS, the applicant states that it is proposed to maintain the existing use of storage garage for more than five motor vehicles, lubritorium, car wash, minor auto repairs and add the use of gasoline service station and parking and storage of motor vehicles on the vacant portion of the premises; that the gas station will consist of six 550 gallon gas tanks and four dispensing pumps; that it is also proposed to cut new openings in the west wall of the existing garage leading to the gas station and to install two new lifts in the existing garage; that the balance of the plot not occupied by the building will be enclosed on the north, east and westerly lot lines with a 5 ft. high woven wire fence set on a 6 in. high concrete curb, making a total of 5 ft. 6 in. in height; that the gas station will be paved with asphaltic paving or concrete; and

WHEREAS, the application contends that the existing storage garage now sells gasoline and the addition of four more outside pumps comprising the gas station will not have an adverse effect on the community; that the Cross Bronx expressway service road at this point is heavily travelled and as there are no other gas stations within the affected area, and probably for miles along the Expressway, the proposal will be in keeping at this point; that the shape of the lot, with a minimum depth of 29.73 ft. and the high assessed value makes it mandatory to develop the site as proposed so that the owner may receive an equitable return on his investment; that it would be a hardship to use the premises for residence use due to its proximity to the Expressway and its irregular shape; that the property was reduced to its present size by condemnation and it is therefore unusable for residence use; and

WHEREAS, the applicant states that the present owner has held title to lot 87 since February 18, 1920 and to lots 90, 92 and 94 since March 25, 1949; that the assessed valuation of land is \$10,100 and of the building \$3,500 making a total of \$13,600; that the building was erected 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found that the service road of the parkway is in usable condition and it is on this service road that the proposed use will be located; that the main parkway below grade is still in process; the Committee recommended that the application be granted under certain conditions;

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 18, 1952, by adding thereto: "that the remainder of the former garage building heretofore permitted to be retained as a garage may be reconstructed as proposed and as indicated on plans filed with this application, marked "Received December 30, 1954", 3 sheets, to install a new door and new sash as indicated; that under section 7c the premises may be occupied as a gasoline service station, substantially as proposed and as indicated thereon; that along the rear and side lot lines there shall be constructed where shown a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height, erected on a masonry base; that curb cuts shall be restricted to two, each 30 ft. in width, located where shown; that pumps shall be not nearer than 15 ft. to the street building line and shall be of a low approved type; that the number of approved gasoline storage tanks shall not exceed ten 550 gallon tanks; that the balance of the premises be paved with concrete or asphaltic pavement; that signs shall be restricted to a permanent sign attached to the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard near the accessory building for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than 4 feet; that the arrangement of the accessory building may be as proposed and shown on plans; that under section 7i, there may be minor repairs for motor

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vehicles maintained in such building with hand tools only for adjustments; that under section 7c there may be parking of cars so parked as not to interfere with the servicing of the station; that the sidewalks in front of the premises shall be repaired or reconstructed to the satisfaction of the borough president; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

17-33-BZ—Vol. II

APPLICANT—Robert Gottlieb, for Margareta Harms, owner, Bernie Mulvey, lessee.

SUBJECT—Application November 23, 1954 (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board), to include lubricatorium, car wash, storage and sale of accessories and office.

PREMISES AFFECTED—1314-1338 Sedgwick avenue, southeast corner of West 169th street, Block 2530, Lot 39, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider reconstruction; and

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bulletin; laid over to April 12, 1955, for inspection and decision; hearing closed; then to May 3, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Sedgwick avenue are in a business use, B area, class 1½ height district; West 169th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 15, 1954 acting on Alt. Applic. 887-54, reads:

"1. Proposed reconstruction of gasoline service station and change of use to gasoline service station, lubricatorium, car washing and accessory sales in a business use district is contrary to Art. 2 Sec. 4a (46) of the Z.R. and to the resolution of the Board 17-33-BZ, Vol. 19, Bul. #26."

and

WHEREAS, the applicant states that the premises consist of a plot, 143.25 ft. frontage by 38 ft. in depth, irregular, on which is located a one story gas station erected in 1933 under N.B. 421-33, for which certificate of occupancy No. 203-34 was issued; and

WHEREAS, the applicant contends that the city has widened Sedgwick avenue due to construction of adjoining Major Deegan expressway and in so doing has cut off the south portion of the building on the side; that permission is requested for the reconstruction of the existing gas station to conform to the new street line, for a term of ten years; that the character of the street has not changed since the erection of the gas station in 1933 as all the land to the north and south is still vacant, except for the adjoining gas station and the police station on lot 21; that the proposed work consists of decreasing the size of the accessory buildings and setting the pumps back to 10 ft. behind the new building line and cleaning up the mess left by widening Sedgwick avenue; that the proposed reconstruction will in no way affect the neighborhood; and

WHEREAS, the applicant states that the present owner has held title to the property since January 18, 1947; that the assessed valuation of land is \$12,000 and of the building \$4,000 making a total of \$16,000; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 19, 1934, by adding thereto:

"that in the event of the widening of Sedgwick avenue it is necessary to reduce the size of the plot, such plot may be reduced as proposed and as indicated on plans filed with this application marked 'Received November 23, 1954', 4 sheets; that the new facade facing the widened Sedgwick avenue shall be similar to the front as indicated on plans of proposed conditions, except there shall be no entrance doors therein but there may be two windows and may be constructed of face brick or cement blocks with stucco; that the balance of the plot shall be maintained as indicated on such plans where not inconsistent with the resolution above cited; and that all permits including a certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution."

1000-40-BZ—Vol. VI

APPLICANT—Patrick D. Concagh, for Mero Holding Corporation, owner.

SUBJECT—Application December 6, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the rearrangement of proposed stores (previously granted by the Board) in basement, by eliminating one of the stores in order to provide the main entrance to building on Grand concourse instead of Field place, reducing the number of stores from six to five.

PREMISES AFFECTED—2337 Grand concourse and 164 Field place, southwest corner, Block 3164, Lot 19, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: S. J. Malloy

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. VI on December 21, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Field place are in a residence use, B area, class 1¼ height district; Grand concourse is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 30, 1954 acting on amendment to Alt. Applic. 314-53, reads:

Amendment disapproved with the following additional objection:

"A-2. Amended plans herewith filed, do not agree with plans approved by the Board of Standards and Appeals on February 2, 1954 under application 1000-40-BZ Vol. V."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 ft. frontage by 90 ft. in depth, on which is

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located a class A multiple dwelling, 100 ft. front by 81 ft. in depth, 6 stories, 61 ft. in height, of class 3 construction; that it is proposed to reduce the number of stores from six to five in order to permit the main entrance to structure from the Grand concourse; and

WHEREAS, the applicant contends that these amended plans show a new arrangement of the proposed stores in the basement by eliminating one of the stores so as to provide the main entrance to the building on Grand concourse instead of Field place, as originally intended; that the number of stores will, therefore, be reduced from six to five; that these plans also show some minor changes in layout of the stores; and

WHEREAS, the applicant states that the present owner has held title to the property since November 12, 1953; that the assessed valuation of land is \$65,000 and of the building \$95,000 making a total of \$160,000; that the building was erected in 1921; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 17, 1947, as thereafter amended by resolution adopted through February 2, 1954, by adding thereto: that in the event the owner desires to maintain the present entrance to this building from Grand concourse, and to reduce the number of stores by one, as now proposed and as indicated on plans filed with this application marked, "Received February 7, 1955" (7 sheets), such modification of the plans as previously permitted may now be allowed *on condition* that in all other respects the resolution above cited shall be complied with where not inconsistent with the revised proposal; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

585-41-BZ—Vol. II

APPLICANT—Thomas A. Fitzpatrick, for Fitzpatrick Enterprises, Inc., owner.

SUBJECT—Application reopened March 29, 1955 for consideration re extension of term of variance—re (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—109-02 to 109-12 Rockaway Beach boulevard and 201-209 Beach 109th street, northwest corner, Block 653, Lot 12, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Thomas A. Fitzpatrick.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board, July 17, 1941, as Vol. I, on certain conditions; and

WHEREAS, the term of variance was extended June 10, 1947, as Vol. II; and

WHEREAS, the term of variance was further extended April 5, 1949 and December 5, 1950; and

WHEREAS, time to complete was extended December 5, 1950; and

WHEREAS, the term of variance was further extended on October 21, 1952; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on March 29, 1955, and set for hearing on May 3, 1955, at 10 A. M., to

consider extension of term of variance which expired on October 21, 1954; subject to the regular procedure but waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin for notice; and to record the new owner as Fitzpatrick Enterprises Inc., 446 Beach 128th street, Rockaway Beach, Queens; and

WHEREAS, a public hearing was held on this application on May 3, 1955, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1955, acting on Misc. Applic. 2582-47, reads:

"1. The storage and parking of motor vehicles in a residence district is contrary to Art. II, Sec. 3 of Zoning Res. Further extension may be submitted to the Bd. of Standards and Appeals under Cal. 585-41-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 10, 1947, and as thereafter amended by resolution adopted through October 21, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained within six months of the date of this amended resolution." (Misc. App. 2582 of 1947)

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Siciliana and Laura Siciliana, owners, Sun Oil Company, lessee.

SUBJECT—Application November 19, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), storage and sale of accessories and office (previously denied under section 7f by the Board, when in business use district).

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Samuel A. Feuchtwanger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider revised proposal, previously denied; and

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, at request of objector, applicant concurring; then to April 26, 1955, for inspection and decision without further argument; hearing closed; then to May 3, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Sound View avenue and Underhill avenue are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 8, 1954 acting on N.B. Applic. 1037-54, reads:

"1. In a residence district the proposed gasoline service station, auto-washing (non-automatic), lubrication,

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office and accessory sales is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 178 ft. frontage by 94.89 ft. in depth, presently vacant, but used continuously since prior to April 26, 1945 for storage of four trucks and empty beer barrels without certificate of occupancy; that the property referred to is presently zoned as a residence use district, a class $\frac{1}{2}$ district and an E-1 area district; that as of July 25, 1916 the property was zoned as an unrestricted use district, a $1\frac{1}{2}$ times height district and an A area district; that on June 10, 1932 the property was rezoned to a business use district and on April 26, 1945 the property was rezoned to a residence use district, class 1 height district and a D area district; that on September 23, 1954 the present height and area district designations became effective; that no petition is pending before the city planning commission to change the use, height or area district designations affecting this plot; and

WHEREAS, the applicant further states that it is proposed to construct and maintain for a term of 15 years a parkway type gasoline service station, non-automatic auto wash, lubrication, office and accessory sales, with curb cuts on Sound View avenue only, subject to such additional conditions and safeguards as the Board may deem appropriate; and

WHEREAS, the applicant contends that the plot is irregular and almost triangular in shape so as to be unadaptable for development for any building or buildings other than as proposed; that the character of the development of the immediate neighborhood is not exclusively residential; that out of 48 lots in the area of notification, 18 lots are vacant, 14 lots are devoted to conforming uses in a residence use district (13 dwellings and one club) and 16 lots are devoted to non-conforming uses in a residence use district; that the premises has its largest frontage (178 ft.) on Sound View avenue, which is the main traffic artery in the area and this fact makes the property especially unsuitable for residential development and particularly adaptable for the proposed use; that the actual use of the premises since prior to April 26, 1945 was the storage of trucks and empty beer barrels, without a certificate of occupancy; that these premises cannot be used or developed for any use other than the proposed use so as to yield a reasonable return on the investment; that efforts to interest prospective purchasers or lessees for store use have been unsuccessful as the retail stores now in the neighborhood are sufficient for public requirements; that the almost triangular shape of the premises makes it necessary to locate any building at the north end of the plot; that the area district regulations limit the area of any building to 4,482 sq. ft. and requires that the building be set back 15 ft. from the street line on which it faces and 10 ft. from the other street line; that the very factors which make the plot unadaptable for any other development make it particularly adaptable for the proposed use; that as a gas station the building would naturally be located at the north end of the plot; that the area of the two bay building would be approximately 1,260 sq. ft. and its natural placement would comply with the setback requirements from both streets; that there is an economic demand for use of the subject premises for a gas station and the owners have concluded a 15 year lease with a major gas company, conditional upon a grant of this application; that a grant would not adversely affect the neighborhood and adjoining property owners will be adequately protected; that the proposed building will be a parkway type structure, constructed of face brick with a peaked roof, wood siding and ornamental cupola; that there will be no window or door openings on the northerly and easterly sides of the building, except to toilets, that there will be two parkway type pumps constructed on a concrete island set back 15 ft. from Sound View avenue; that the balance of the plot will be concrete or bituminous paved, and signs will be limited, as shown on plans; that the location of the building at the northerly end of the plot will leave the plot un-built upon, at and near the confluence of Sound View and Underhill avenues, thereby contributing to the public safety by providing clear traffic visibility at the corner; that the

proposed use of the subject premises will afford more light and ventilation to nearby properties than if a conforming building were to be erected; that the limitation of the term of the gas station would serve as a protection to the neighborhood so that in the event the character of the neighborhood should change the proposed gas station may be terminated; and

WHEREAS, the applicant states that the present owner has held title to the property since March 20, 1942 and that the assessed valuation of land is \$8,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of 15 years to permit the premises to be occupied as a gasoline service station as proposed and as indicated on plans filed with this application marked, "Received, November 19, 1954" (5 sheets) *on condition* that the premises shall be levelled substantially to the grade of Sound View Avenue and Leland Avenue and shall be constructed and arranged substantially as indicated on such plans above cited; that the accessory building shall have no cellar under the building; that the accessory building shall be arranged substantially as shown and shall be faced with face brick of the design as indicated and with the building of a design as indicated; that along the lot line to the north there shall be erected a masonry wall not less than three feet in height with a steel picket fence two feet six inches in height a total height of five feet six inches; that suitable terminal posts shall be erected at each building line; that a planting area shall be maintained with suitable planting, as shown, protected with a concrete curb not less than six inches in width and six inches in height above grade; that a similar fence shall be erected along the street building line of Underhill Avenue, as shown, with similar planting in the area west of such fence and at the intersection, where shown; that the pumps shall be of a low approved type, erected not less than fifteen feet from the street building line of Sound View Avenue; that the balance of the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two curb cuts to Sound View Avenue each thirty feet in width, located substantially where shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection near the intersection of a post standard for the supporting of a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

604-46-BZ—Vol. II

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner, Murray Cohen, doing business as Ur-dangs, lessee.

SUBJECT—Application October 22, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a business use, C area district, the proposed one story extension using more than the area permitted (previously granted an extension by the Board using more than area permitted).

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

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APPEARANCES—

For Applicant: Jacob Lubroth and Murray Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on November 23, 1954 subject to regular procedure, to consider extension of building and use; and

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Myrtle avenue are in a business use, C area, class 1 height district; Cornelia street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 21, 1954 acting on Alt. Applic. 1906-54, reads:

"1. Proposed extension exceeds the maximum area permitted by Sec. 13-b of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 122 ft. in depth, irregular, consisting of three buildings, namely, 56-34, 56-36 and 56-38 Myrtle avenue; that buildings 56-36 and 56-38 were permitted to be combined and extended under Cal. No. 604-46-BZ; that it is proposed to extend building 56-34 and be combined with above mentioned two buildings and to build a 20 ft. mezzanine at the rear of the new extension to be combined with existing mezzanine; that the 1st floor will be used as a retail sales store of women's apparel and the mezzanine as offices in conjunction with the store; that the upper two floors in building 56-34 will be vacated and will not be used; that the stairs from 1st to 2nd floor will be entirely removed and stairwell built in solid; and

WHEREAS, the applicant contends that the lessee finds it a great hardship to conduct his business in the limited area in which he is operating at present; that all buildings in this entire block, except on lots 25, 2 and 3, occupy the full lot area and therefore adjacent property owners will not be affected by the erection of this additional extension; that an additional exit will be provided to Myrtle avenue, which makes it a much more desired exit facility than is now provided at the rear of the present extension through a ladder to the roof of the extension; and

WHEREAS, the applicant states that the present owner has held title to the property since February 16, 1929; that the assessed valuation of land is \$58,250 and of the buildings \$43,250 making a total of \$101,500; that the buildings were erected in 1914; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

RESOLVED, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the extension of the building located at 56-36 Myrtle avenue, substantially as proposed and as indicated on plans filed with this application, marked "Received June 7, 1955", 6 sheets, *on condition* that this building shall be used in conjunction with the two adjoining buildings to the east, 56-36 and 56-38, for the store use as proposed; that building 56-34 shall be left vacant above the first story as proposed; that building

56-36 may be continued for storage and rest room on the 2nd floor and storage above and at 56-38 the building may be used for storage on the 2nd floor and one family on the 3rd floor; and that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations relating to construction, use and occupancy other than as modified by the Board this day under Cal. 913-54-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

913-54-A

APPLICANT—Jacob Lubroth and Son, for Lawrence J. McSherry, owner (Murray Cohen, d/b/a Urdangs, lessee).

SUBJECT—Application October 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—56-34 to 56-38 Myrtle avenue, south side, 155 ft. east of Cornelia street, Block 3560, Lot 26, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Jacob Lubroth and Murray Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF THE BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, acting on Alt. App. 1906/54, dated September 21, 1954, reads:

"2. Live loads must comply with requirements of Sec. 7.3.2.3 B.C. for stock and restroom 75 and 90, respectively.

3. Provide two means of egress as per Sec. 6.1.2.2.3 B.C.

4. Stairs must be provided with two hour fire resistive enclosure. 6.4.1.8.1 B.C."

and

WHEREAS, the applicant states that 56-34 Myrtle avenue is 2 stories, 35 feet in height with a one-story extension 12 ft. in height; the building is 20 ft. by 30 ft. in area at street level, 20 ft. by 55 ft. in area above, of Class 3 construction, erected in 1914 on a lot in a business use, C area, Class 1 height district; used and occupied since erection: Cellar—ordinary use; 1st floor—store (vacant); 2nd floor—1 family (now vacant); 3d floor—1 family (now vacant); proposed to be used and occupied—cellar—same; 1st floor retail store, 6 persons; 2nd and 3d floors to remain vacant; that 56-36 Myrtle avenue is 3 stories in height with a one-story extension; the building is 20 ft. by 120 ft. average in area, of Class 3 construction, erected in 1914 and used and occupied since 1950: Cellar—boilerroom and storage; 1st floor—store in conjunction with 56-38; 12 persons; 2nd floor—stockroom; 3d floor—employees rest room; no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that 56-38 Myrtle avenue is 3 stories in height with a one-story extension 12 ft. in height; that the building is 20 ft. front by 120 ft. average in depth at street level and 20 ft. front by 55 ft. in depth at typical floor level, of Class 3 construction, erected in 1914, used and occupied since 1950: Cellar—boilerroom and storage; 1st floor—store, in conjunction with 56-36, 12 persons; 2nd floor—stockroom; 3d floor—1 family dwelling; proposed to be used and occupied—Cellar—same; 1st floor—same; 2nd floor—same; 3d floor—vacant; applicant states that 56-34 has one existing interior stair, enclosed in studs, metal lath and plaster, equipped with wood doors which will be made self-closing; that this stairs is to be removed from cellar to 2nd floor; this building is provided with ladder and scuttle to roof; that 56-36 has one interior 2 ft. 8 in. wide wood stairs, enclosed in studs, metal lath and plaster, equipped with wood doors which will be made self-closing; this stair-hall does not lead direct to street but is provided with

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ladder and scuttle to roof; that 56-38 Myrtle avenue has one interior 2 ft. 8 in. wide wood stairs, enclosed with partitions of studs, metal lath and plaster, enclosed with wood doors which will be made self-closing; this stair leads direct to street and is provided with ladder and scuttle to roof; that 56-34 and 56-38 Myrtle avenue each have a fire escape at rear; and

WHEREAS, Certificate of Occupancy #Q64539 issued June 23, 1950 to premises 56-38 Myrtle Avenue, (encompasses lots 27 and 28) describes the combined buildings as 3 stories, 20 feet in height, of nonfireproof construction and classifies them as residence and commercial and permits the building to be used and occupied upon completion of Alt. App. 1662/46 as follows: cellar—boilerroom and storage; 1st floor—store and balcony, 12 persons; 2nd floor—stockroom, 1 person, 75 lb. liveload; 3rd floor—1 family dwelling and restroom, 40 lb. liveload, all in accordance with resolution adopted by the Board under Cal. 178-47-A and 604-46-BZ; and

WHEREAS, the applicant states that this appeal except for an additional building applies to buildings submitted to the Board under Cal. 178-47-A; and

WHEREAS, the applicant contends that Objections 2, 3 and 4 issued by the Borough Superintendent are the same as Objections 2, 3 and 4 issued in the previous appeal under Cal. 178-47-A which items have already been heard, modified by the Board and complied with; and

WHEREAS, the applicant contends that the plan examiner was not justified in repeating these objections; and

WHEREAS, the Board on March 4, 1947, under Cal. 178-47-A granted an appeal from Objections 2, 3 and 4 issued by the Borough Superintendent on February 26, 1947, on Alt. App. 1562/46, relating to premises 56-36 and 56-38 Myrtle avenue, on condition that the resolution adopted by the Board under Cal. 604-46-BZ be complied with; that the liveload on the 2nd floor be not less than 75 lbs.; that the 2nd floor be used only for the storage of light merchandise; that the liveload on the 3rd floor of 56-36 be not less than 40 lbs. and such floor used only for employees' restrooms; that the building be not increased in height or area; that the existing stair from roof to cellar be maintained and enclosed with partitions of not less than 1 hour test; that a sprinkler system be installed within the stairways, attached to the street water supply, provided with not less than 1½ in. feed line and to be of a type permitted for a converted dwelling; that the horizontal opening on the 2nd floor be protected with fire doors required for party walls; that a fire escape be erected on the rear of the building existing to the first story roof; that the rear of 56-36 have a stationary ladder installed reaching from roof to grade, permitting exit through adjoining lot 26 under the same ownership and through the building on such lot by means of a door openable at all times during working hours, providing exit to Myrtle avenue; that an exit door be maintained at the rear of the extension of 56-36 Myrtle avenue to the portion at the rear shown left unbuilt upon with free access to the adjoining building on lot 26; that in addition to stairs in the cellar, there be an opening in the cellar party wall, protected with fire door; that trap doors be placed in front of each building and in the sidewalk and maintained; that portable fire-fighting appliances be maintained as the Fire Commissioner directs; and

WHEREAS, on March 28, 1950, the Board amended such resolution to permit the omission of the sprinkler system previously required, provided a fire escape is erected at the rear of both buildings, 56-36 and 56-38 Myrtle avenue, leading to the one-story extension roof of #56-36, with a permanent ladder attached to the rear wall leading to grade with exit to adjoining building under same ownership on lot 26 and through such building to Myrtle avenue; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1906/54, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to Objection 2, on condition that the liveloads of the upper

floors shall not be less than as proposed; that signs for such loads shall be posted and at no time shall the floors be loaded beyond such capacities; as to Objection 3, that the means of exit shall be maintained as proposed and as indicated on plans filed with this appeal, marked "Received February 24, 1955", 4 sheets; and to Objection 4, that the existing stairs to the upper stories may be continued, provided same are protected by fire-resistive partitions, as indicated on such plans; and that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, other than as permitted by the Board by resolution adopted this day under Cal. 604-46-BZ, Vol. II.

124-54-BZ

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Application February 19, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection of an extension at front and also in rear of existing funeral home and one family residence, nearer the street line than is permitted and without the required side yards.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: E. J. Cappello.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 149th street and 15th road are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 4, 1954, acting on Alt. Applic. 117-54 and superseded by Alt. Applic. 117-54 dated February 9, 1955, reads:

"2. The use of & extension of a Funeral home in a Res. use Dist. is contrary to Art. 2 Sec. 3 of Zone Res.

3. The front yard is contrary to Art. 4 Sec. 15A(c) of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. frontage by 100 ft. in depth, on which is located a building 18 ft. front by 34 ft. in depth, two stories in height, of class 3 and class 4 construction, used as a funeral home and one family dwelling, with one car garage; that it is proposed to add an extension at front of existing structure and also at the rear, both one story in height; and

WHEREAS, the applicant requests a variance to extend existing building by adding a new funeral chapel room, which will encroach to cover the required 15 ft. front yard and 5 ft. side yard in the E-1 area; and

WHEREAS, the applicant contends that the present structure has been in continued use as a funeral home since 1934; that in order to alleviate the difficulties of working under the restrictions of a single funeral chapel, it is vital that additional space be created for a second chapel; that with such new space permitted, proper and adequate service can be assured to continue the servicing of the needs of the

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community and surrounding area; that without increasing the total allowable coverages of the property, a small extension to the original chapel is also shown on the plans of proposed work; and

WHEREAS, the applicant states that the present owner has held title to the property since June 12, 1933; that the assessed valuation of land is \$1,500 and of the building \$5,500 making a total of \$7,000; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the extension of the building for the existing use as a funeral parlor and undertaking establishment on the first floor as indicated on plans filed with this application, marked "Received February 19, 1954", 9 sheets, on condition that the building shall not be further increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto and to the second floor residence use other than as modified this day by resolution adopted by the Board under Cal. 185-54-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

185-54-A

APPLICANT—E. J. Cappello, for Thomas Harper, owner.
SUBJECT—Application March 5, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—15-35 149th street, east side, 75 ft. south of 15th road, Block 4663, Lot 4, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: E. J. Cappello.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated February 4, 1954, on Alt. App. 117/54 reads:

"1. The use of a frame building for a funeral home is contrary to sec. 4.1.3.5(a) of B.C."

and

WHEREAS, the applicant states the building is 2 stories, 22 feet in height, 18 ft. by 34 ft. in area, Class 3 construction, erected in 1923 on a lot 25 ft. front by 100 ft. in depth in a residence use, E-1 area, Class 1 height district; used and occupied since 1934: cellar—lavatory, embalming room and heating; 1st floor—funeral chapel, 50 persons; 2nd floor—dwelling, 1 family, 2 persons; proposed to be increased to 21 ft. front by 66 ft. in depth, in Class 4 construction and used and occupied as follows: cellar—lavatory, embalming room, office, heating and storage; 1st floor—funeral chapel rooms, 90 persons; 2nd floor—dwelling, 1 family; the building is provided with one 3 ft. wide interior wood stairs, enclosed in partitions of lath and plaster, equipped with wood doors which are not self-closing; stairhall leads direct to street and to roof; it is proposed to install one fire escape on the rear at the 2nd floor with egress to yard by stair and with egress therefrom through side yard to street; and

WHEREAS, the applicant states a variance is requested to extend the existing building by adding a new funeral chapel room; and

WHEREAS, the applicant contends the present structure has been in continuous use as a funeral home since 1934; that due to pressing increased service, the need for alleviating the difficulties of working with only a single funeral chapel room, it is vital that additional space be created for a second funeral chapel room so as to properly and adequately service the whole community and surrounding area; and

WHEREAS, the applicant contends without increasing the total allowable coverage of the property, a small extension to the original chapel is also shown on plans of proposed work; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 117/54, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. 124-54-BZ shall be complied with in all respects.

392-54-BZ

APPLICANT—Frederick A. Ketcher, for Chelsea Realty Corp., owner.

SUBJECT—Application May 18, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7h of the zoning resolution, to permit in a business use district the reconstruction and extension of metal accessory building on existing gasoline service station, and the reconstruction and replacement of two car metal garage, to include gasoline service station, lubritorium, motor vehicle repairs, car washing, office and two car garage, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2415 Webster avenue, northwest corner of East 187th street, Block 3025, Lot 26, Borough of The Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Webster avenue are in a business use, B area, class 1½ height district; East 187th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 14, 1954 acting on Alt. Applic. 1029-53, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, accessory sales and minor repairs with hand tools only, located in a Residence Use District, is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 ft. 6 in. frontage by 93 ft. 3 in. in depth; that the premises is at present located in a business use district and at the time the existing structure was erected it was located in a business district; that there has been no change in height, area and use districts since 1916; that certificate of occupancy No. 11594 of 1952 was issued for use of premises as a gasoline service station, office, lubrication, accessories, storage and two-car garage; that it is proposed to permit the reconstruction of and extension to the one story office building, and the reconstruction of the two car

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garage; that the premises will continue to be used as a gasoline service station, office, lubrication, accessories, storage and two car garage with the further uses of sales room and car washing, minor motor vehicle repairs with hand tools only, and to permit the parking and storage of more than five motor vehicles as long as the premises are legally used as a gas station; and

WHEREAS, the applicant contends that the existing building is outmoded, completely inadequate and a neighborhood eyesore; that the three open grease pits are most unsightly and unsatisfactory in bad weather; that the small size of the station, which limits its sales volume, would not warrant the expense of a masonry building as any major investment could never be amortized; that the station will be constructed of a steel frame, steel roof trusses and finished with white cement board; that the new building has been designed to provide modern rest rooms, to permit lubrication and washing of cars indoors, to provide for filling in and eliminating the grease pits and permit the installation of safety lifts and other new equipment inside of the building; that the three grease pits will be replaced by two modern safety lifts; that the entire plot will be properly graded and black topped and the dilapidated two car garages will be replaced with one of new construction; that the proposed arrangement will be more compact and attractive and will contribute considerably towards improving the general character of the station and the neighborhood; that a variation is also requested so as to permit minor motor vehicle repairs with hand tools only, such as are ordinarily performed at all gas stations, and for the storage and parking of more than five motor vehicles; that the two playgrounds in the vicinity were opened many years after this station was in operation; and

WHEREAS, the applicant states that the present owner has held title to the property since January 25, 1946; that the assessed valuation of land is \$22,500 and of the building \$5,500 making a total of \$28,000; that the building was erected in 1922; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions to permit the reconstruction and rearrangement of the lawfully existing gasoline service station; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the existing gasoline service station to be reconstructed and rearranged substantially as indicated on plans filed with this application, marked "Received May 18, 1954", 5 sheets, *on condition* that all buildings and uses not proposed to be continued shall be removed and the premises leveled substantially to the grade of Webster avenue and East 187th street and rearranged, as indicated on plans above cited; that there shall be no cellar under the accessory building; that the accessory building shall be faced with face brick on the front and south side and in all respects shall comply with all laws applicable thereto; that pumps shall be erected not nearer than 15 feet to the street building line, except that where pumps are existing they may remain in their present location; that the balance of the premises shall be paved with concrete or asphaltic paving; that along the rear lot line where walls of accessory building and adjoining buildings do not occur there shall be erected such retaining walls as may be necessary, to a height of not less than 5 ft. 6 in. and along the building line of East 187th street there shall be a masonry wall running for a distance of approximately 60 feet from the rear; that the existing curb cuts consisting of one 32 ft. in width on Webster avenue and one 22 ft. in width to East 187th street may be retained if license therefor has been issued but no other curb cuts shall be constructed; that the sidewalks and curbing surrounding the premises shall be reconstructed or repaired to the satisfaction of the borough president; that signs shall

be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard within the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that at this point there shall be a block of concrete not less than 12 in. in height extending for a distance of at least five feet along each building line; that under section 7i there may be minor repairing with hand tools only, maintained solely within the accessory building; that under section 7c there may be parking of cars awaiting service, provided such cars are located so as not to interfere with the service of the station; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

444-54-BZ

APPLICANT—Levy and Nevins, for Fred D. Robinson, owner, Herman Jacoby, lessee.

SUBJECT—Application June 3, 1954 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district the maintenance of existing hand laundry in basement.

PREMISES AFFECTED—517 Manhattan avenue, west side, 84 ft. north of West 121st street, Block 1948, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Saul Nevins and Jacob S. Liroff.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly	4
Negative	0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Manhattan avenue and West 121st street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated May 4, 1954 acting on amendment to Alt. Applic. 1464-53, reads:

"A2. Repeat Laundry in a residence district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 16 ft. frontage by 90 ft. in depth, on which is located a building 16 ft. front by 58 ft. in depth, 3 stories, 38 ft. in height, of class 3 construction, occupied as a residence and hand laundry; that it is proposed to permit the existing use to be continued; and

WHEREAS, the applicant contends that for many years prior to May 1953 the tenant conducted a hand laundry at 340 West 123rd street and moved to the subject premises in May of 1953 thinking that the leased space was properly zoned for said use because the space in question had previously been used and occupied by a grocery store; that actually there are many other stores on Manhattan avenue between 122nd street and 117th street and this fact plus the existence of other commercial enterprises within the affected area resulted in the tenant's failure to check the zoning restrictions; that the tenant invested his entire life savings in equipping the premises for use as a hand laundry and in making the necessary alterations and installations of equipment and it was not until a routine inspection was made by

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the department of housing and buildings in conjunction with a previous application of the tenant for a transfer of license did the violation of the zoning laws come to the attention of the tenant; that the department of health had previously and under date of June 7, 1953 approved the said premises and recommended the issuance of a license but unfortunately the department of housing and buildings could not do so in the light of the zoning resolution; that an investigation of the history of the premises shows its continual use for commercial purposes since 1926 and although there is reason to believe that such existed prior to 1916, no specific evidence is available which is sufficient to prove the legality of such a non-conforming use; and

WHEREAS, the applicant states that a recheck of the records of the department of housing and buildings with respect to the subject premises indicates that a violation affecting said building No. 36-1949, is still on the record; that notice of this violation was unknown to the present owner since the same was previously addressed to Cooperative Enterprises, Inc.; that the violation in question concerns a grocery store which is no longer located on the premises and therefore neither the landlord nor the tenant were familiar with this violation; that in any event, this violation is additional evidence of a previous non-conforming use; and

WHEREAS, the applicant further states that the proprietor or his assistant sorts the soiled laundry in accordance with the type of processing required; that flat work consisting of items such as shirts, towels, pillow cases are placed in the baskets of commercial steam laundries specializing in that type of work; that this laundry is not washed, ironed or otherwise processed at the premises; that only a few small pieces requiring specialized hand care are washed on the premises; that this washing is done in a sink now located in the store and only a very small percentage of incoming laundry is so washed in the store; that there is no washing machine on the premises and no other machinery with which to process this laundry, with the exception of a mangle consisting of one roll; that this machine is only slightly larger than the mangles commonly used in domestic households; that in addition there are two ironing tables on the premises at one of which those items of family wear which require touching up by hand are ironed by the use of an electric hand iron; that the entire personnel employed in the store consists of Mr. Jacoby, a part time assistant and one full time ironer; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1948; that the assessed valuation of land is \$4,000 and of the building \$5,500 making a total of \$9,500; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit the occupancy as a hand laundry, as proposed and as indicated on plans filed with this application, marked "Received June 3, 1954", 4 sheets, *on condition* that the space so occupied shall be confined to the basement of the building; that all other occupancy of the building shall comply with all laws, rules and regulations applicable thereto; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this resolution.

515-54-BZ

APPLICANT—Irving Kirshenblit, for Nola Realty Corp., owner.

SUBJECT—Application June 21, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck avenue, west side, 185 ft. south of Linden boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving Kirshenblit and Harold Schwartz.
For Opposition: C. J. Cammarata, N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; information to be submitted by the Housing Authority in the meantime; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Linden boulevard are in a residence use, D area, class 1 height district; Schenck avenue is in residence and local retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated June 14, 1954 acting on Alt. Applic. 2829-54, reads:

"1. Proposed parking & storage of motor vehicles, within a residential use district, is contrary to Art. 2 Sect. 3 of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 160 ft. frontage by 100 ft. in depth; that there are no buildings on the lot, except two wood sheds one of which is used as a garage and the other as a storage place for junk; that part of the property is below the curb level with a lot of rocks and rubbish strewn all over the place which is an eyesore to tenants living across the street in a modern housing project; that it is proposed to demolish the wood sheds, remove the rocks and rubbish, fill in and level out the entire ground and cover same with gravel or cinders, and compact same throughout; that it is also proposed to install proper bumpers and occupy the premises as a parking lot for motor vehicles, for monthly tenants only; and

WHEREAS, the applicant contends that since the erection of the housing project there has been a great congestion of cars parked on both sides of all streets adjoining the project and in the middle of the project; that the project consists of several 6-story and 14-story buildings, without provision for storing or parking of cars; that there are no garages available in the neighborhood; that on Stanley avenue, half a block from the subject premises, which runs through the middle of the project, cars are parking at 90 degrees and as a result, delivery trucks servicing the tenants of the project are compelled to stop in the middle of the street while making deliveries; that by providing off-street parking, some of the congestion will be relieved; and

WHEREAS, the applicant states that the present owner has held title to the property since November 1, 1953 and that the assessed valuation of land is \$4,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the plot to be occupied substantially as

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proposed for the parking and storage of motor vehicles, as shown on plans filed with this application, marked "Received February 24, 1955", 2 sheets, *on condition* that all buildings and uses now on the plot shall be removed and the premises graded for its full size substantially to the grade of Schenck avenue and surfaced with steam cinders or clean gravel, treated with a binder and properly rolled; that there shall be erected on all lot lines a woven wire fence of the chain link type, not less than 5 ft. 6 in. in width with no openings therein except an opening to Schenck avenue where shown; that such opening shall be fitted with gates so that the parking lot may be closed when not in operation; that opposite such opening may be a curb cut 13 ft. in width; that signs shall be restricted to one 25 sq. ft. in area, attached to the fence at the entrance, not extending beyond the building line and not illuminated, advertising only the parking use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that all permits, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

648-54-BZ

APPLICANT—Raphael and Conlon, for Rayjon Corp., owner, Seabreeze Restaurant, lessee.

SUBJECT—Application August 17, 1954 (decision of the borough superintendent), under sections 7c, 7e and 7h of the zoning resolution, to permit the extension of restaurant use and the parking of patrons' cars in restricted retail use district to extend into the residence use portion of plot.

PREMISES AFFECTED—No. 2 City Island avenue, southeast corner of Belden street, Block 5637, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Thomas J. Zurno and Raymond Cepallaro.
For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Belden street are in residence and restricted retail use, C area, class 1 height districts: City Island avenue is in a restricted retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1954 acting on Alt. Applic. 589-54, reads:

"1. Proposed extension of restaurant use and parking of patrons' cars from a restricted retail use district into a residence use district is contrary to Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 283.62 ft. frontage by 236.58 ft. in depth, irregular; that the southerly end of City Island avenue is a dead end street running into Long Island Sound; that there is now located on the southwesterly corner of the subject lot a restaurant and it is the only business located on the lot; that the business located on this particular lot sells food to customers and patrons primarily in cafeteria style, which the patrons, at their option, may eat on any of the 15 benches located on the southerly side of the lot facing Long Island sound; that in order to get to the restaurant the patrons bring their cars off City Island avenue into the said lot and park the same as nearly adjacent to the restaurant

as there is room; that the parking of these cars is done on the 100 ft. immediately east of City Island avenue; and

WHEREAS, the applicant contends that the problem of limiting patrons' parking to the 100 ft. classified as restricted retail is a difficult one, where a single lot is divided into two zones, one which permits parking and the other which prohibits it; that the property in question on City Island avenue faces a vacant lot, either end of which contains stands of a similar nature to the one which is the subject of this application; that the frontage of the subject lot is greater on City Island avenue than it is on any of the three other sides; that the second greatest frontage is that which is on Long Island sound and the parking of cars would certainly not be detrimental in this direction; that the frontage on Belden street, which is the northerly end of the lot, faces a restaurant known as the Lobster Box, two 2-story dwellings and a summer bungalow bordering on Long Island sound; that a variance for the parking of cars to service the stand located on the lot in question will be a change that will be hardly perceptible in view of the fact that the lot at the present time is used in part for the parking of cars; that the certificate of occupancy only permits the restaurant to be occupied by 30 persons so that on a crowded night patrons and customers eat in their cars or on the benches; that the change of use will be beneficial to all owners in the neighborhood since it will take all the cars which patronize the subject restaurant off City Island avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since August 27, 1953; that the assessed valuation of land is \$66,500 and of the building \$13,500 making a total of \$80,000; that the building was erected in 1903; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee gave careful consideration to the objections raised and noted that the use for which the parking is accessory is permitted within 100 feet along City Island avenue and that in view of the need of restaurant parking which otherwise would be on the street, the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c, to permit the premises proposed to be used for the parking of patrons' cars, without charge substantially as proposed and as indicated on plans filed with this application, marked "Received August 17, 1954", 6 sheets, "February 16, 1955", 2 sheets, *on condition* that such parking shall be only for use in connection with the existing restaurant on the premises; that curb cuts shall be restricted to City Island avenue only and in addition to the existing curb cut shown, there may be a curb cut toward Belden street; that along Belden street and along the lot line to the east there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected along City Island avenue and along the street from the intersection for the distance shown; that the plot shall be leveled and graded with clean gravel or steam cinders and treated with a binder and properly rolled; that signs shall be restricted to a permanent sign attached to the fence at the entrance, advertising only the parking use, and such other information as may be required by the Commissioner of Licenses; that such sign shall not extend beyond the building line and shall not exceed 15 square feet in area; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that a booth for the attendant may be constructed and located where shown, provided such booth is not more than 100 sq. ft. in area and one story in height; and that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this resolution.

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799-54-BZ

APPLICANT—O'Dwyer and Bernstein, for Gertrude Vanderveer Brecken, owner.

SUBJECT—Application October 21, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—267-10 Union turnpike, south side, from 267th to 268th streets, 77-31 to 77-33 267th street and 77-38 to 77-46 268th street and 267-01 to 267-19 78th avenue, Block 8670, Lot 62, Bellerose, Borough of Queens.

APPEARANCES—

For Applicant: Howard W. Meyer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Union turnpike, 267th street, 268th street and 78th avenue are in a residence use, G-1 area, Class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 24, 1954 acting on N.B. Applic. 3270-54, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, accessory sales and minor repairs with hand tools only, located in a Residence Use District, is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. and 211.62 ft. frontage by 53.66 ft. and 122.82 ft. in depth, irregular, presently vacant; that it is proposed to develop this site with a parkway type of gasoline service station; that the proposed building will be colonial in character with a peaked roof and face brick exterior on all sides and will be located near the center of the plot, well away from all property lines; that although the property fronts on four streets, it is proposed to provide a 5 ft. 6 in. high face brick fence wall, matching the brickwork of the building, along the entire frontage of 267th street and confine the pumps and curb cuts entirely to Union turnpike; that adequate shrubbery and planting protected by concrete curbs will be provided along all of these fence walls; that the pump will be of the low type and will be set 15 ft. back of the building line; and

WHEREAS, the applicant contends that Union turnpike is a very heavily traveled traffic artery and there is need for a gas station in this area; that the nearest gas station to the west of the site along Union turnpike is at Little Neck parkway, over half a mile away; that the nearest gas station to the east of the site along Union turnpike is at the Nassau county line, approximately a quarter of a mile away; that since the proposed site covers an entire block, there are streets separating the proposed gas station from all adjoining residential developments and the proposed fencing without any openings on the side or rear streets constitutes maximum protection for the surrounding residential area; that the property has been held by the present owner or members of her family since 1906, almost 50 years, during which time taxes have been accruing and paid, with no yield of any income; that the property is not useful or practical for residences; that its irregularity in shape and its insufficient depth render the erection of more than one house practically im-

possible and the approach to the building hazardous because of the traffic on four abutting highways; that the use of the property for store purposes is equally impractical and uneconomical because of its proximity to Nassau county, where there is no sales tax, and to one of the largest existing shopping centers in Queens, which is less than half a mile away; and

WHEREAS, the applicant states that the zoning of that portion of the site within 100 ft. of Union turnpike was changed from business to residence on December 10, 1945; that the area zoning of the entire property was changed from D to G-1 on January 27, 1949; that in view of the need for a gas station in this area, it is felt that this parkway type of development is a necessary adjunct to the neighborhood and will not adversely affect surrounding property; and

WHEREAS, the applicant states that the owner has held title to the property since May 28, 1937 and that the assessed valuation of land is \$6,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board was of the opinion that the premises could be used for a conforming use; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant under Section 7, subdivision e of the Zoning Resolution.

Resolved, that the decision of the borough superintendent acting on N.B. App. 3270-54 be and it hereby is affirmed and that the application be and it hereby is denied.

881-54-BZ

APPLICANT—Ira Hanig, for Bon Ami Holding Corp., owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories and office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—218-10 Northern boulevard, south side, from Springfield boulevard to 218th street, 45-02 to 45-12 Springfield boulevard and 45-01 to 45-09 218th street, Block 7338, Lot 10, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: J. V. McKee and G. Lazerus.

For Opposition: R. Harold Paltrow, Ralph J. Pecoraro, Rosalind Leonard, Gussie Kapcinski, Elma Zsigalov, Mrs. C. Krause, Ellie Hofherr, Mary Miceli, Alex Humphries, Hazel Brainard, Vartkiss Tertzakian and Celia Grabler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1955 after due notice by publication in the Bulletin; laid over to April 26, 1955, for inspection and decision; hearing previously closed; then to May 3, 1955, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and business use, D area, class 1 height districts; 218th street is in residence and business use, D and E area, class 1 height districts; Springfield boulevard is in residence and business use, D, E and F-1 area, class 1/2 height districts; Northern boulevard

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is in a business use, D area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated October 26, 1954 acting on N.B. Applic. 3260-54, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, accessory sales, minor repairs with hand tools only and parking of cars awaiting service located partly in a business use district and partly in a residence use district is contrary to Art. II Sec. 3 and (4a) (29) and (46) of the Zoning Resolution.

2. Exit from or entrance to any business located within 75'-0" of a residence use district is contrary to 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 101.24 ft. in depth, irregular, on which is located a temporary frame store, to be demolished; that the plot is zoned entirely for business with the exception of a narrow triangular gore at the southerly boundary of the property, having a width at its widest point of approximately $1\frac{1}{4}$ ft.; that it is proposed to construct the gas station entirely within the business district and will be located, including all gas pumps, on the half of the plot adjacent to Springfield boulevard; that the use designation of the premises has remained unchanged since 1916 and is designated for business purposes, except for the narrow gore, which is designated for residential purposes; that the height and area designation has remained unchanged, with the exception of the narrow gore; as to this gore, the area designation was changed from D to F and the height designation from 1 to $\frac{1}{2}$ on December 19, 1938 and the area designation of the gore was again changed from F to E-1 on February 7, 1949; and

WHEREAS, the applicant contends that existing conditions indicate that the granting of this application would not adversely affect the area; that both Northern boulevard and Springfield boulevard are principal traffic arteries carrying a heavy volume of through traffic; that the opposite side of Northern boulevard, which is also zoned for business, is vacant (subject to application for a zoning variance under Cal. 887-54-BZ) and the property directly opposite the property in question on 218th street is vacant; that there are already several non-conforming uses on Northern boulevard immediately to the east; that there is a gas station on the northern side of Northern boulevard between 219th and 220th streets and another gas station on the northeasterly corner of 220th street and Northern boulevard; that there are two frame garages on the northerly side of Northern boulevard west of 220th street and a large parking area on the southwesterly corner of Northern boulevard and 220th street, which is used by the store building located at that site; that the existing service stations on Northern boulevard are located east of Springfield boulevard and on the northerly side of Northern boulevard; that the proposed site is therefore ideally suited for the erection of a gas station; that in addition, the site would not be suitable for the development of one family houses due to the high cost of land fronting on Northern boulevard and because the amount of traffic on the boulevard is not conducive to residential purposes; that it would be inadequate for a shopping center because there are already adequate shopping facilities in the neighborhood; and

WHEREAS, the applicant further contends that the proposed structure will be erected and maintained under such conditions as will safeguard the character of the area; that the gas station will face on Northern boulevard and there will be erected a steel picket fence 3 ft. 6 in. in height, making a total fence and wall of 5 ft. 6 in. in height along the entire southerly side of the building and portions of the 218th street frontage and the Springfield boulevard frontage, thereby shielding the residential properties to the rear from the service station; that inside the steel picket fence and wall will be a planting area which will be thickly planted with shrubbery to form an adequate background for the proposed gas station and to give additional protection to the residential area to the rear; that the proposed gas station will be of modern design with procelain enamel front; that the bays will be enclosed with steel and glass overhead doors; that the plans call for three sets of pumps and ten 550 gallon gas tanks which will be

buried beneath the ground; that the pumps will be of the parkway type; that the proposed use will provide an open and attractive area and will thus insure to the owners of adjacent properties permanent light and air which such properties would not derive from a large conforming structure; that the limitation of the term of use to 15 years will serve as a protection to the future of the neighborhood in the event its present character should change; and

WHEREAS, the applicant states that the present owner has held title to the property since February 28, 1950; that the assessed valuation of land is \$15,600 and of the building \$1,000 making a total of \$16,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board at the same time as an application across Northern Boulevard, Cal. No. 887-54-BZ and revised plans have been furnished which, in the opinion of the Board, give ample protection to the residential occupancy on the streets to the south; the committee recommended that the revised application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case, based on revised plans, in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten years to permit the premises to be occupied as a gasoline service station and accessory uses, substantially as proposed and as indicated on plans filed with this application marked, "Received, November 19, 1954" (5 sheets), and as amended by revised plans marked, "Received, April 29, 1955" (2 sheets), *on condition* that the proposed gasoline service station use shall be solely within the business use district and shall be arranged and constructed substantially as indicated on plans above cited including such revised plans above referred to marked, "Received, April 29, 1955" (2 sheets); that approximately five feet northerly of the southerly lot line there shall be erected a masonry wall of face brick not less than five feet six inches in height, and properly coped, extending from Springfield Boulevard to 218th Street, except where the wall of the proposed accessory building will occur; that on the five foot strip there shall be maintained a landscaped bank retained by curbing not less than one foot in height at the building lot line; that such landscaping shall be of suitable planting to retain the bank and for the protection of the adjoining owners; that along the street building line of Springfield Boulevard and 218th Street similar walls shall be maintained for a distance of approximately 45 feet; that curb cuts shall be restricted to three curb cuts to Northern Boulevard, which may be located substantially as shown and each not over thirty feet in width, and one curb cut to Springfield Boulevard within the first 25 feet from the intersection; that within the intersections of Springfield Boulevard and Northern Boulevard and Northern Boulevard and 218th Street there shall be erected a block of concrete not less than 12 inches in height and extending for a distance of not less than five feet along either street building line; that pumps shall be located where shown, with no pump nearer than fifteen feet to the street building line of Northern Boulevard, and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed twelve 550 gallon approved tanks; that along the wall five feet in width from the rear lot line and along the side lot lines, where shown, there shall be planting area with suitable planting protected with a concrete curb; that the accessory building shall comply with the requirements of the Building Code; that there shall be no cellar under the accessory building; that the accessory building shall be faced with face brick on all sides and shall be substantially arranged as indicated on such revised plans above referred to marked, "Received, April 29, 1955"; that there shall be no windows in the rear wall; that signs shall be restricted to one sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary

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signs, but permitting the erection of one post standard within the building where shown, for supporting a sign which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that sidewalks and curbing around the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that the balance of the plot shall be paved with concrete or asphaltic pavement; that under Section 7i there may be repairing with hand tools only for adjustments maintained solely within the accessory building; that under Section 7A the curb cut above referred to may be permitted; that under section 7h for a similar term there may be parking of cars awaiting service; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed and a Certificate of Occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

883-54-BZ

APPLICANT—Ingram S. Carner, for Shell Oil Co., owner.

SUBJECT—Application November 23, 1954 (decision of the borough superintendent), under section 7A of the zoning resolution, to permit in an unrestricted use district the installation of a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—939-941 Atlantic avenue and 504-516 Grand avenue, northwest corner, Block 2018, Lots 46, 49, 51, 52 and 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Atlantic avenue are in a unrestricted use, B area, class 1½ height district; Grand avenue is in residence and unrestricted use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated November 4, 1954 acting on B.N. Applic. 1399-54, reads:

"1. Proposed curb cut less than 75'0" from residence use district is contrary to Art. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 105 ft. frontage by 119 ft. in depth, irregular, on which is located a gasoline service station for which certificate of occupancy No. 140409-54 has been filed; that as of July 25, 1916 the portion of the property within 100 ft. of Atlantic avenue was zoned unrestricted and the remainder was in a residence district; that on March 31, 1937 the residence portion was rezoned as an unrestricted district; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to install an additional curb cut along Grand avenue frontage; and

WHEREAS, the applicant contends that the unrestricted zone line is 138 ft. north along a perpendicular line from Atlantic avenue, although the total block length is 260 ft. from Atlantic avenue to Lefferts place; that when the

premises were purchased in 1953, there existed a curb cut along Grand avenue and it was intended to retain this curb cut when the existing dilapidated structures were removed from the plot and the entire station rebuilt; that under N.B. 388-53 plans were approved by the department of housing and buildings for the erection of a modern gas station, but as the amended zoning resolution now requires curb cuts to be a minimum of 75 ft. from a residence zone, this existing curb cut on Grand avenue had to be closed up before issuance of the certificate of occupancy; that in view of the fact that this property is entirely in an unrestricted use district and abuts an unrestricted use district (not the residence use district), and that this curb cut will in no way adversely affect the neighborhood but will be in harmony with the general purpose and intent of the zoning resolution, it is requested that this proposed additional curb cut along Grand avenue be permitted; and

WHEREAS, the applicant states that the present owner has held title to the property since April 24, 1953; that the assessed valuation of land is \$50,000 and of the building \$15,000 making a total of \$65,000; that the building was erected in 1953; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7A, to permit an additional curb cut on Grand avenue, as proposed and as indicated on plans filed with this application, marked "Received November 23, 1954", 3 sheets, on condition that such curb cut shall not exceed the 30 ft. in width as shown and shall be not nearer to the side lot line than the dimension indicated; that the sidewalk and curbing around the premises shall be repaired or restored to the satisfaction of the borough president; and that all permits required shall be obtained and all work completed within six months from the date of this resolution.

887-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Ben Gambeski and Herbert F. Saul, owners.

SUBJECT—Application November 23, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto showroom and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories and office, and to permit on the unbuilt upon portion of plot the sale and display of new and used cars and the parking and storage of motor vehicles.

PREMISES AFFECTED—218-01 to 218-19 Northern boulevard, north side, from 218th to 219th streets, 43-31 to 43-39 218th street and 43-32 to 43-40 219th street, Block 6321, Lot 21 (formerly lots 21 and 25), Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and R. S. Hardy.

For Opposition: R. Harold Paltrow, Gussie Kapcinski, Mary Miceli, Hazel Brainard, Rosalind Leonard, Mrs. C. Kranse, Ellie Hofherr, Ralph S. Pecoraro, Vartkiss Tertzakian, Alec Humphries, Celia Grabler and Elma Zsigalov.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; laid over to March 15, 1955, at the request of applicant; then laid over to April 26, 1955, for inspection and decision without further argument; hearing closed; then to May 3, 1955, for applicant to file revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 218th street and 219th street are in residence and business use, D and F area, class ½ and class 1 height districts; Northern boulevard is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 12, 1954 acting on N.B. Applic. 3388-54 reads:

"1. Use of premises partly in a business use district and partly in a residence use district as boiler room and storage of auto parts, gasoline service station, lubricatorium, car washing, storage, auto showroom, servicing dept., brake testing and wheel alignment, incidental painting and spraying, welding, parts dept., office, sales and display of new and used cars, parking and storage of motor vehicles is contrary to Art. II Sec. 3, Sec. 4(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 200 ft. frontage by 100.70 ft. in depth, irregular, presently vacant; that the use district maps show that the part of the premises within 100 ft. of Northern boulevard is in a business use district, a class D area district and class 1 height district; that the balance are in a residence use district, class F area district and class ½ height district; that it is proposed to erect a modern automobile showroom with an auto servicing department and a gas station; that the building will be one story in height, of class 3 construction having a frontage of 165 ft. and an irregular depth of 75 ft. and contain the conjunctive uses of lubricatorium, minor auto repairs, car washing, brake testing, wheel alignment, incidental painting and spraying, welding, office and sales and parts department; that the gas station will consist of ten 550 gallon gas tanks and four dispensing pumps; that a portion of the plot will be used for sales and display of new and used cars and parking and storage of motor vehicles; that the entire automobile showroom and gas station will be confined to the business portion of the plot only; and

WHEREAS, the applicant contends that the building as contemplated will be highly modern in design and an asset to the community; that Northern boulevard is a heavily trafficked auto lane and together with the non-conforming uses within the affected area, the proposed gasoline station will be within keeping at this point; that the non-conforming uses within the affected area are as follows: block 6322, lot 29—garage and gas station, lot 24, garage; block 6323, lot 27—gas station; that the adjoining dwelling to the north will be protected by the omission of all windows along the northerly lot line wall and the erection of a 5 ft. 6 in. high brick wall from the accessory building to the 219th street building line; that the building as shown setting back from the Northern boulevard building line will provide more visibility to passing motorists than if it were erected on the Northern boulevard building line; that the land is high in assessed value and the proposal is the type of building that would give the owners an equitable return on the investment; and

WHEREAS, the applicant states that the present owners have held title to lot 21 since February 16, 1950 and to lot 25 since April 12, 1954, and that the assessed valuation of land is \$25,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board simultaneously with the application before the Board for a gasoline service station across the street, Cal. No. 881-54-BZ, and the committee recommended that the application should be granted on condition, designed to protect the area; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be constructed and maintained primarily as an automobile showroom with supplementary servicing, including gasoline dispensing service, substantially as proposed and as indicated on plans filed with this application marked, "Received, November 23, 1954" (3 sheets), and as amended by revised plans marked, "Received, April 28, 1955" (2 sheets), *on condition* that the plot shall be levelled substantially to the grade of the abutting streets and shall be constructed and arranged substantially as indicated on such revised plans; that there shall be no cellar under the accessory building; that in all other respects the accessory building shall in all other respects comply with the requirements of the Building Code and shall be faced with face brick on the front and ends; that the dispensing pumps shall be erected in the location where proposed and not less than fifteen feet from the street building line; that such pumps shall be of a low approved type; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to three curb cuts to Northern Boulevard of the general location and width as shown on such revised plans, and one curb cut to 218th Street and one to 219th Street within the first 25 feet from the street building line of Northern Boulevard, as shown; that within the intersection of both streets there shall be a block of concrete extending for a distance of not less than five feet along either street building line and not less than twelve inches in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of a post standard, toward the easterly end, for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that the sidewalk and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that there shall be no windows opening on the lot line to the north; that along the lot line to the east there shall be a masonry wall extending for a distance of approximately seventy-five feet of a similar height to that herein required for the rear wall which shall be erected from the accessory building to the street building line of 219th street; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be repairing, solely within the accessory building for furnishing the usual servicing to the cars dealt in by the automobile agency; that the toilet rooms shall be arranged so as to be separated as to doorways; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 3, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Kcating and Deputy Chief Connolly.

1137-40-SA—Vol. II

APPLICANT—The Silent Glow Oil Burner Corp., owner (A. R. Birkins, agent).

MINUTES

SUBJECT—Application reopened July 13, 1954—as to amendment—re Coronation Oil Burner, Model No. CRN; previously approved.

APPEARANCES—

For Applicant: A. R. Birkins.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 1137-40-SA—Vol. II

Subject: Application reopened for amendment to consider new type of oil burners.

The Silent Glow Oil Burner Corp., owner, of Hartford, Conn., filed June 8, 1954 an application with the Board of Standards and Appeals for consideration as to reopening as Vol. II a new type of oil burner for test and report known as the Coronation Oil Burner, Model CRN. The application was reopened as Vol. II July 13, 1954 for test and report.

Purpose

An oil burner for domestic heating.

Description

The appliance consists of a metal panel supported on adjustable legs on which is mounted a pump pulley, a nozzle, a pump belt, air intake, fan belt, Sirocco type fan and a Westinghouse or equal motor. A combustion chamber with the following sizes in inches.

GPH	Angle	Width	Length	C	H
.75	80"	8.5"	10"	6"	13"
1.00	80	10	10	6	13
1.25	80	11	11	6	13

C=Distance from combustion chamber floor to center line of burner, H=Distance from combustion chamber floor to top of chamber. The motor is a Westinghouse or equal, there is a Webster of equal transformer.

Inspection and Test

The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flare backs or unusual carbon deposits with the oil cut off the controls functioned in 50 seconds with a stack temperature of 450° the CO₂ content of the flue gases in 8¼%.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Coronation Oil Burner, Model CRN for use in New York City when constructed and installed in accordance with this report and the provisions of C26-178.0.b Administrative Building Code and the Oil Burner Rules of the Board of Standards and Appeals and C19-57 Administrative Code provided each burner bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1137-40-SA—Vol. II."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of December 17, 1940 in accordance with the above report.

790-42-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened February 8, 1955—as to amendment—re USG Rocklath and Diamond Liner (gypsum lath) Plasterboard with Aluminum Foil Backing; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 790-42-SM Vol. II

Subject: Amendment to resolution as to similar product in Canadian factory.

United States Gypsum Company requested by letter dated January 7, 1955 that the resolution adopted March 23, 1943 and amended February 27, 1951 under Cal. No. 790-42-SM be amended so as to include the same material as manufactured in Canadian factory. The application was reopened by a vote of the Board on February 8, 1955.

Purpose

The material is a plaster board.

Description

The material is the same material as manufactured by the US Gypsum Company in their domestic plants and will be sold under the US Gypsum Company brand names. The method of manufacture, manufacturing standards, procedure and materials are the same as those used by US Gypsum Company in their domestic plants. The Canadian plant is a wholly owned subsidiary of the US Gypsum Company and is known as the Canadian Gypsum Company.

The material meets the same Federal Specification SS-P-431a as the material approved March 23, 1943 and February 27, 1951 under Cal. No. 790-42-SM.

Recommendation

The Committee on Test recommends that the resolution adopted March 23, 1943 and amended February 27, 1951 under Cal. No. 790-42-SM be amended so as to include the same sizes, thickness and edges of Rocklath and Insulating Rocklath as manufactured by the wholly owned subsidiary of the US Gypsum Company known as the Canadian Gypsum Company on condition that the requirements of the resolution adopted March 23, 1943 and amended February 27, 1951 under Cal. No. 790-42-SM Vol. I be complied with.

The Committee further recommends that as this is an emergency request due to the inability of the domestic plants to supply the demand at this time that this recommendation for the inclusion of the material from the Canadian Gypsum Company be of a temporary nature but shall not exceed one year.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of March 23, 1943 and February 27, 1951 in accordance with the above report.

MINUTES

388-48-SM—Vol. II

APPLICANT—The Bolta Company, owner.

SUBJECT—Applicant reopened January 18, 1955—as to approval—reBoltaflex Vinyl Sheeting; previously withdrawn.

APPEARANCES—

For Applicant: David Achsen.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. No. 388-48-SM—Vol. II

Subject: Boltaflex, a flameproof vinyl sheeting, approval of.

Bolta Company, St. Lawrence, Massachusetts, filed April 12, 1948 an application with the Board of Standards and Appeals for approval of the material known as Boltaflex, under the provisions of the Flameproofing Rules of the Board. The Board took no action on this material as tests showed an objectionable feature. The application was withdrawn by the applicant and reopened by the applicant January 18, 1955 under Cal. No. 388-48-SM—Vol. II.

Purpose

The material is a flameproof fabric to be used in folding door construction.

Description

The material is a .015 gauge polyvinyl chloride calendered sheeting laminated to a 1.85 flameproofed 1.85 cotton drill.

Inspection and Test

Samples of the material were flame tested in accordance with the requirements of the Flameproofing Rules of the Board in the presence of Asst. Engr. J. A. Darts, Committee on Test, D. Achsen representing the applicant and W. H. Master-son of the Laboratory. There was no flashing, flaming or glow of the material during the test.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test is of the opinion that the material Boltaflex possesses inherent flameproofing properties and therefore recommends approval of the material.

The Committee further recommends that this material may be used in the construction of folding doors on condition that the doors shall not be used in location wherein an opening protective assembly is required.

Tests of each specific installation or any retests thereof shall be conducted by the Fire Commissioner or in a laboratory approved by him, in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that the wrappers or cartons in which this material is marketed shall be stamped, marked or tagged as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 388-48-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

93-54-SA

APPLICANT—Haughton Elevator Co., owner.

SUBJECT—Application January 15, 1954—Haughton Type L Interlock, approval of.

APPEARANCES—

For Applicant: John H. Anderson.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 93-54-SA

Subject: Haughton Type L Interlock, approval of.

The Haughton Elevator Company of Toledo, Ohio, owner-manufacturer filed January 15, 1954 an application with the Board of Standards and Appeals for approval of the Haughton Type L, Interlock under the provisions of C26-912.0 Administrative Building Code.

Purpose

An electromechanical hoistway door interlock for horizontally-sliding doors.

Description

The interlock consists of a switch mechanism operated by a link connected to a broken-arm type of manual door operator. Release of the switch is controlled by a retiring cam carried by the elevator car. The assembly comprises a conventional type broken-arm door operated to the inner arm of which is hinged an adjustable-length connecting rod. This rod is, in turn, hinged to the lower end of a bar sliding vertically in guides in the switch housing. The housing is mounted vertically on the door frame above the door closer mounting bracket.

Operation—Assume that the doors are closed and the car has been brought to rest at the landing. The first event is the de-energizing of the retiring cam mechanism. The cam drops down into contact with the roller on the roller arm and rotates the shaft. Then swings an arm forcing open the contacts. The contacts are open and, therefore, the car control circuit is open before the end of the arm has moved beyond the upper corner of the notch in the bar. As soon as the arm rotates far enough to disengage the sliding bar the door can be opened manually by means of the broken-arm linkage in the usual manner. As the linkage moves, the connecting rod above mentioned moves the sliding bar upward and under the end of the rotating arm.

When the hoistway door is closed the sliding bar is pulled down again by the door operator. Then when the retiring cam mechanism is again energized, the rotating arm is forced to return by the compression spring. The lower end of the arm overlaps the notch in the sliding bar approximately 3/16 in. before the contacts are closed and therefore the mechanism complies with the definition of a true interlock.

The outer case is a cast-brass housing having base of 1/4 inch thick and sides at least 1/8 inch thick. The sides are thickened at the corners to receive the cover-attachment screws. Guides are machined in lugs cast integrally with the bottom to receive the sliding bar. Transverse lugs near the upper end receive the rotating roller arm shaft. The upper end of the enclosure is formed by a flat steel plate 1/8 inch thick having a conduit opening. This plate is held on by four screws. The housing cover is a piece of #16 USS gauge steel forming the front and bottom of the enclosure. It is attached to the housing by four screws. The housing is approximately 11 inches long on the base, 3 inches wide and 2 1/4 inches high. The enclosed portion is 7 3/4 inches long. The contact arm is a cast iron part drilled to receive the shaft and provided with a set screw.

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Inspection and Test

The device is intended for installation so as to form a hoistway unit system preventing operation of the elevator unless all hoistway doors are closed and locked in accordance with the definition of an interlock. All parts of the device are made of materials suitable for the purpose intended, and are so constructed and assembled as to insure correct functioning under service conditions. The contacts are opened positively and the functioning of the interlock to prevent car movement is not solely dependent upon springs or gravity or on the closing of any electric circuit. The parts are made and assembled with a degree of uniformity and a grade of workmanship practicable in well-equipped shops making similar devices.

The device was subjected to the required tests and completed, The Endurance Test, Test Without Lubricant, Misalignment Test, Current-Interrupting Test and the Insulation Test run in accordance with the procedure outlined in Section C26-1179.0 of the Administrative Building Code.

Recommendation

On the basis of the foregoing data the Committee on Test recommends the approval under Section C26-191.0 of the Administrative Building Code of the Haughton Type L Interlock as having met the requirements of Sub. article 9, Group 1 of the Article of the Administrative Building Code for use in New York City when installed in accordance with the provision of the Administrative Building Code. The committee further recommends that all appliances manufactured under the approval by the Board, shall be marked labeled or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 93-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

480-54-SA

APPLICANT—Ohio Beverage Dispensers Inc., owner.
SUBJECT—Application May 27, 1954—Porto-Fill Unit (beverage dispenser), approval of.

APPEARANCES—

For Applicant: Wayne C. Smith.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 480-54-SA

Subject: Porto-Fill Unit (beverage dispenser) approval of.

Ohio Beverage Dispensers Inc., Wooster, Ohio filed May 27, 1954, an application with the Board of Standards and Appeals for approval of the appliance known as Porto-Fill Unit (beverage dispenser) under the provisions of the Submerged Inlet Rules of the Board and C19-96.0 Administrative Code.

Purpose

The appliance mixes cooled carbonated water with a syrup to furnish a carbonated beverage.

Description

The appliance consists of a carbonator, syrup tank, pumps, CO₂ tank, ice chest and all required piping, valves and fittings. The carbonator used in this appliance was approved by the

Board under Cal. No. 356-52-SA February 17, 1953.

There is no compressor or refrigeration unit used in this equipment as ice furnishes the cooling media.

In operation the water from the water line is pumped through $\frac{3}{8}$ inch copper tubing coils into the carbonator (these coils are submerged in a cold water bath for the cooling purpose). The carbonated water is then piped to a mixing faucet on the side of the cabinet. The syrup is drawn from stainless steel containers through stainless steel tubing or pipe (submerged in an ice bath) to the mixing faucet where it is mixed, in correct proportions, with the cooled carbonated water.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts Committee on Test and was found to operate as designed.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Porto Fill Unit, beverage dispenser, for use in New York City, under the provisions of C19-96.0 Administrative Code and the instructions of the Fire Commissioner to inspectors amended May 29, 1946 provided the electrical installation complies with the requirements of the Department of Water Supply, Gas and Electricity, and that each unit installed bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 480-54-SA" and provide further that each unit be serviced at least once a year and a record card of inspections be attached to each unit showing such dates of inspections and the names of the inspectors and further that each Porto-Fill Unit beverage dispenser be equipped with an approved vacuum breaker installed in compliance with the Submerged Inlet Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

498-54-SA

APPLICANT—Fulton Boiler Works, Inc., owner.
SUBJECT—Application June 10, 1954—Fulton Gas-fired Boiler Unit (to process steam and heating), approval of.

APPEARANCES—

For Applicant: Robert William Knox.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 498-54-SA

Subject: Fulton Gas-fired Boiler Unit, approval of.

The Fulton Boiler Works of Oswego, New York, owner-manufacturer filed June 10, 1954 an application with the Board of Standards and Appeals for approval of the Fulton Gas-fired Boiler Unit under the provisions of C26, Article 12, Administrative Building Code.

Purpose

The Fulton gas-fired boiler is a package type boiler unit, the burner being an integral part of the boiler. The boiler is used for process steam and heating.

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Description

The boiler is a vertical tubeless boiler and is manufactured in accordance with the ASTM Code for power boilers and miniature boilers. All manufacturing of the pressure vessel is done in the shop of the Fulton Boiler Works. The boiler is a cornish type consisting of an outershell with a furnace in the center having a water wall around the furnace. The burner is placed on top of the furnace and the combustion takes place in the furnace with the flow of gases downward toward the bottom of the furnace. The boiler is supported by angle iron legs which are protected against the heat of the gases by forms of fire brick.

Below the legs is a steel base which holds the insulation and refractory base which forms the bottom of the combustion chamber. On the outside shell of the boiler there are welded fins to form a passage for the secondary gas. On the outside of these fins there is a cast refractory form which serves as the insulation of the boiler. On the outside of this, there is a steel jacket to serve as a jacket for the boiler proper. All piping on the boiler is extra heavy. All boiler trim meets the requirements of the ASME Code. The Fulton Gas-fired burner is a pressure type burner, air is delivered into the furnace by a fan driven by an electric motor. Gas is delivered through two solenoid valves. A pilot valve first opens allowing the gas to enter the furnace through a nozzle. This gas is ignited by two igniter electrodes which are fed by an electric transformer. After the pilot flame is established the main gas solenoid valve opens. In the event the gas does not ignite, the burner will shut off closing the pilot valve. If the flame disappears, the pilot and main valve will close. The burner circuit is controlled by a Minneapolis-Honeywell R890.B Protecto-relay. A steam pressure control cuts off the burner when the steam pressure in the boiler reaches a predetermined pressure. A steam safety valve provides protection in the event of excessive pressure in the boiler. A low water safety switch wired into the burner circuit provides protection if the water in the boiler recedes to an unsafe level, shutting down the burner.

Inspection and Test

A Fulton Gas-fired Boiler Unit was inspected and tested at 5253 Broadway, Manhattan and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and Lewis Palm representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Fulton Gas-fired Boiler Unit for use in New York City with natural, manufactured or mixed gases when installed and operated in accordance with the report and the requirements of ASME Code and of Article 12 of the Administrative Building Code provided each unit bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. 498-54-SA." All ports and orifices shall be of a type as approved by the A.G.A. for the type of gas used.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

559-54-SA

APPLICANT—Liquidometer Corp., owner.

SUBJECT—Application June 24, 1954—Liquidometer Remote and Direct Reading Float Type Gauges and

Liquidometer Hydrostatic Type Gauges, (for liquid level or volume of storage tanks), approval of.

APPEARANCES—

For Applicant: E. F. Newkirk.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 559-54-SA

Subject: Liquidometer Remote and Direct Reading Float Type Gauges and Liquidometer Hydrostatic Type Gauges (for liquid level or volume of storage tanks), approval of.

The Liquidometer Corp., of Long Island City, New York owner filed June 24, 1954 an application with the Board of Standards and Appeals for approval of the Liquidometer Remote and Direct Reading Float Type Gauges and Liquidometer Hydrostatic Type Gauges (for liquid level or volume of storage tanks) under the provisions of C19-590, C19-57.0 and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

These are gauges designed to determine the liquid level or volume of liquids in storage tanks.

Description

These devices are float type remote reading liquid level gauges, the dial and assembly of which has been modified to incorporate a mercury tube switch mechanism that may be used to control high and low level signaling devices or motor driven pumping equipment. The mercury tube switch mechanism is linked to a bellows assembly so that any movement of the bellows at the indicating end resulting from a rise or fall of the float in the storage tank is simultaneously transmitted to both the dial indicator and the switch assembly. The switch mechanism may incorporate a single mercury tube arranged for either high or low level control of a signaling device or may embody two mercury tubes for high and low level signalling.

These liquid level gauges (liquidometer) have been approved by the Underwriters Laboratories Misc. Hazard No. 1324, Application No. 42N95B.

Inspection and Test

These gauges were inspected and tested at the plant of the applicant 41-03 36th street, Long Island City and found to operate as designed. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and E. F. Newkirk representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Liquidometer Remote and Direct Reading Float Type Gauges on the Liquidometer Hydrostatic Type Gauge for use in New York City for measuring liquid in storage tanks when installed and operated in accordance with this report provided each gauge have a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 559-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

903-54-SM

APPLICANT—Liquid Plastics Corporation, owner.
SUBJECT—Application November 22, 1954—Plastispray (interior wall and ceiling covering—veneer), approval of APPEARANCES—

For Applicant: Gug G. Rothenstein.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 903-54-SM

Subject: Plastispray (interior wall and ceiling covering—veneer), approval of.

Liquid Plastics Corp., Long Island City, New York, filed November 22, 1954 an application with the Board of Standards and Appeals for approval of the material known as Plastispray (interior wall and ceiling covering) under the provisions of C26-191.0 and C26-667.0.7.B Administrative Building Code.

Purpose

The material is a sprayed on vinyl plastic acting as an interior veneer.

Description

The material is a sprayed vinyl that acts as a veneer. The vinyl has the following composition.

Vinyl Chloride—vinyl acetate copolymers	20-25%
Plasticizers	8-15%
Pigments	0-10%
Antimony Oxide (fire retardant)	1/2- 1%
Solvents	60-65%

All percentages by weight.

The vinyl is applied by spraying and may be applied in thickness ranging from 0.01 to 0.04 inches and therefore may be considered in the same category as a sprayed application of paint.

Inspection and Test

Samples of the material that had been applied and then stripped from plate glass were inspected by Asst. Engr. J. A. Darts, Committee on Test. The samples were all found to be less than 1/20 of an inch in thickness and the material melts or fuses when subjected to flame. The material does not support combustion.

The applicant has submitted a statement from Bakelite Company which states that the vinyl is the same as approved by the Board under Cal. No. 624-47-SM.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the material Plastispray for voluntary use in New York City, as a sprayed interior veneer, under the provisions of C26-667.0.7.B Administrative Building Code on condition that the material shall be applied to an incombustible backing and the thickness of the Plastispray shall not exceed 1/20 of an inch; that the application of the material shall be under the supervision of the owner-manufacturer and that all containers in which the material is marketed shall be

stamped, tagged or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 903-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

960-54-SA

APPLICANT—Linde Air Products Co., Division of Union Carbide and Carbon Corp., owner.

SUBJECT—Application December 8, 1954—Linde Driox Oxygen, Nitrogen and Argon Systems, and cold Converter Storage Units, Models M-50, M-90, M-100 and M-310, approval of.

APPEARANCES—

For Applicant: R. M. Neary and L. G. Matthews.
ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 960-54-SA

Subject: Linde Driox Oxygen, Nitrogen and Argon Systems, Models M-50, M-90, M-100, M-310 and Cold Converter Storage Units, approval of.

Linde Air Products Co., Division of Union Carbide and Carbon Corp., New York filed December 8, 1954 an application with the Board of Standards and Appeals for removal of the Linde Driox Oxygen, Nitrogen and Argon Systems, Models M-50, M-90, M-100, M-310 and Cold Converter Storage Units under the provisions of C19-91.0.c Administrative Code.

Purpose

The appliance is used for the storage of liquid oxygen, nitrogen and argon above psi pressure.

Description

The materials; oxygen; nitrogen and argon are obtained by low temperature separation of the gases in the atmosphere and in this system are produced, stored and transported as liquids.

Liquid oxygen is a clear transparent liquid, weighing approximately 71 lbs. per cu. ft. when stored at atmospheric pressure, the temperature of the liquid is minus 297°F. One cubic foot of liquid oxygen, when evaporated will produce 862 cubic feet of gaseous oxygen at atmospheric pressure and temperature.

Liquid nitrogen is a clear transparent colorless liquid weighing approximately 50 lbs. per cu. ft. when stored at atmospheric pressure, the temperature of the liquid is minus 320°F. One cubic foot of liquid nitrogen when evaporated will produce 696 cubic feet of gas at atmospheric pressure and temperature.

Liquid argon is a clear transparent, colorless liquid weighing approximately 87 lbs. per cubic foot when stored at atmospheric pressure, the temperature of the liquid is minus 302°F. One cubic foot of liquid argon when evaporated, will produce 847 cubic feet of gas at atmospheric pressure and temperature.

In the system: the liquid oxygen, nitrogen or argon is pumped directly from a truck to a liquid storage vessel on

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the premises and is maintained as a liquid, in the vessel (cold convertor) until required for use at which time, the liquid is converted to a gas and is supplied to a pipe line.

The cold convertor is a liquid container of welded construction and is fabricated of metal suitable for low temperature service. The construction details are as follows:

<i>Liquid Container</i>	M-50	M-90	M-100	M-310
Capacity	434 gals.	780 gals.	868 gals.	2700 gals.
Material	Silicon Bronze	Stainless	Stainless	Stainless
Inside Diameter	60"	47½"	76½"	108"
Thickness (shell) ...	.750"	.250"	.279"	.437"
Length	Sphere	116¼"	Sphere	Sphere
A.S.M.E. Design				
Pressure	385 psi	144 psi	218 psi	220 psi
Hydrostatic Test				
Pressure	800 psi	216 psi	327½ psi	330 psi
Charging Pressure psi	100-165 psi	80-90 psi	100-150 psi	100-150 psi
<i>Outer Casing</i>				
Material	Steel	Steel	Steel	Steel
Inside Diameter	82"	59¾"	102"	130"
Thickness	.187"	.312"	.187"	.250"
Length	Sphere	130½"	Sphere	Sphere
A.S.M.E. Design				
Pressure	15 psi	15 psi	15 psi	15 psi
Test Pressure	30 psi	22½ psi	22½ psi	22½ psi

The liquid contained is surrounded by an incombustible insulating material and this insulation material and the liquid container is surrounded by the outer casing, as herein described. A vacuum is maintained between the container and the outer casing and each vessel is built in accordance with the ASME Code for Unfired Pressure Vessels.

All connections from the inner liquid container are brought outside the outer casing and into a control cabinet. This cabinet contains the valves, liquid level gauge, pressure gauges, pressure regulators and safety devices. The primary safety device on the liquid container is a safety valve set to relieve to atmosphere at or below the design pressure of the container and the outlet of the safety valve is provided with a frangible disc which relieves at a pressure a few pounds less than that of the safety valve setting. In addition, the liquid container itself is provided with a frangible disc, located on a different line than the safety valve. The outer shell is also provided with a safety device set to relieve positive internal pressure at not to exceed five psi.

Operation—Liquid oxygen, nitrogen or argon is pumped into the filling connection on the unit from a liquid supply truck. The vessel is filled until the liquid level reaches a calibrated trycock line, following which pumping is stopped and valves are closed. Substantially constant pressure is always maintained inside the liquid container. This is accomplished by withdrawing, as required, a small amount of liquid, which is in turn vaporized. The resulting gas is then returned to the liquid container through an automatic pressure regulating valve.

As an industrial customer uses the oxygen, nitrogen or argon, liquid flows from the storage container to the main vaporizing unit where it is converted to gas at substantially atmospheric temperature and the resulting customer's pipeline. Heat to the vaporizing unit is supplied by steam, hot water or atmospheric air. The choice of heating medium depends upon the product, demand rate and type of heating services available. The system functions automatically to supply the product at any required flow rate up to the design limit of the equipment.

The Models M-50, M-90 and M-100 Cold Converters are sometimes used for bulk storage of oxygen at hospitals. Such installations include a reserve supply of oxygen in ICC cylinders and an auxiliary control manifold as shown in

Figs. 2 and 3. This is in compliance with the National Fire Protection Association Pamphlet No. 565 "Standard for Nonflammable Medical Gas Systems."

When operating in hospital service, the liquid containers of Cold Converter Storage Unit Models M-50 and M-100 are maintained at approximately 100 psi. Liquid is withdrawn into an atmospheric type vaporizer from the regulating valve which reduces the pressure to an intermediate stage of about 80 psi. Gaseous oxygen then flows through the secondary pressure regulating valve which reduces the oxygen to pipeline pressure not to exceed 50 psi. The reserve oxygen supply, at 1600-2200 psi in ICC cylinders, is connected to the intermediate stage piping through the auxiliary bank pressure regulating valve, which is set at about 60 psi. A pressure actuated electrical switch located in the intermediate stage piping is set to actuate suitable signals located in the hospital building when the pressure drops to 70 psi. Thus, if the main supply of oxygen becomes exhausted or is inadequate, a signal is sounded when the intermediate supply pressure drops to 70 psi and the reserve supply of oxygen cuts in at 60 psi. With this system the hospital pipeline pressure is always maintained at 50 psi.

The operation in hospital service of Cold Converter Model M-90 is similar to that of Models M-50 and M-100 except that Model M-90 operates at about 80 psi liquid container pressure instead of the 100 psi container pressure mentioned for Models M-50 and M-100. Since the 80 psi container pressure of the Model M-90 is equivalent to the 80 psi intermediate pressure of the Models M-50 and M-100, described above, the regulating valve required to reduce the pressure from 100 to 80 psi on Models M-50 and M-100 is not needed on the Model M-90.

Inspection and Test

An installation was inspected by Asst. Engr. J. A. Darts, Committee on Test, G. Sklenarik of the Fire Department and representatives of the applicant at the New Rochelle Hospital on February 2, 1955. The complete operation was observed from loading the sphere to drawing off the oxygen. The equipment functioned as designed.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Linde Driox Oxygen, Nitrogen and Argon Systems, Models M-50, M-90, M-100, M-310 and Cold Converter Storage Units for use in New York City under the provisions of C19-91.0 Administrative Code.

The Committee further recommends that when this system is installed at an industrial establishment or at a hospital the following conditions shall be complied with. That the equipment be located in a position where the immediate area is free from combustible materials, such as gasoline, oil, etc. That no smoking, open flame or storage of any combustible material shall be allowed in that area. That the area be fenced or otherwise enclosed to preclude entrance to unauthorized persons and that such areas are to be posted. That all piping from the system and the piping within the building shall be as required by the Fire Department. That the installation be serviced, maintained and inspected by the applicant and shall be under the supervision of a person holding a certificate of fitness.

The Committee further recommends that each appliance bear a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 960-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

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50-55-SA

APPLICANT—Electric Pipe Line Inc., owner.
SUBJECT—Application January 14, 1955—Electric Pipe Line, Inc., Electrical Pipe Line Equipment (Fuel oil preheater), approval of.

APPEARANCES—

For Applicant: Douglas Blackmore.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 50-55-SA

Subject: Electric Pipe Line Inc., Electrical Pipe Line Equipment (fuel oil preheater), approval of.

Electric Pipe Line Inc., of Jersey City, New Jersey, owner filed January 14, 1955 an application with the Board of Standards and Appeals for approval of the Electric Pipe Line Inc., Electrical Pipe Line Equipment (fuel oil preheater) under the provisions of the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

Electrical preheating equipment for fuel oil.

Description

This is a method of electrical resistance heating of pipes containing viscous fluid (fuel oil) #6 or Bunker C fuel oil. The device consists of a transformer energizes control panel thermostat and sealing plug, suction stub, and heater element for oil tank. Low density electric heaters with integral thermostats, insulated couplings and insulated flanges. The operation of the system is to maintain a standby temperature of 120°F in all oil lines when the oil burners are not operating. During operation of oil burners the system will raise the oil temperature from 120°F to the burning temperature required by the oil burner manufacturer. The system eliminates the use of below-the-water-line heaters or steam heaters for preheating the oil, thereby eliminating the danger of fuel oil leaking into the boiler. It also makes possible the operation of a heating plant from a cold start without any auxiliary equipment for preheating Bunker C oil to a flow temperature.

Inspection and Test

This device was inspected and tested at the Demarest School, Hoboken, New Jersey and found to operate as designed. Present at the test were Chief Engr. L. V. Huber of the Committee on Test and D. Blackmore representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Electrical Pipe Line Equipment (fuel oil preheater) for use in New York City when installed and operated in accordance with this report and the provisions of C26, Article 12 of the Administrative Building Code and the Oil Burner Rules of the Board on condition that each installation bear a label or tag reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 50-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

1092-47-SM

APPLICANT—Brooklyn Bridle Iron and Steel Corporation, owner.

SUBJECT—Application for consideration—reopening as to test and report as to additional sizes—re City Concrete Filled Steel Column (heavy weight); previously approved.

APPEARANCES—

For Applicant: A. S. Werner.

ACTION OF BOARD—Application reopened for test and report as to additional size.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

788-51-SM

APPLICANT—Rock-Crete Corp., owner-manufacturer.

SUBJECT—Rock-Crete Standard and Jumbo Cinder Concrete Brick, Grade B, ASTM, approval of.

APPEARANCES—

For Applicant: N. C. Castronova.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

26-55-SA

APPLICANT—Choldum Manufacturing Corp., owner.

SUBJECT—Application January 7, 1955—Auto-Magic Car Washer, Model CW400, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

44-52-SM

APPLICANT—Bart Concrete Products Co., for Frank R. DeBarth, owner.

SUBJECT—Brikerete (4 and 8 inch units), Hollow load-bearing concrete masonry units, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

510-52-SM

APPLICANT—Wayne Modern Building Products, for John H. McCall, owner.

SUBJECT—Application July 9, 1952—Wayne Brikerete, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

319-52-A

APPLICANT—Simeon Heller, for General Steel Products Corp., owner.

SUBJECT—Application May 7, 1952—re Appeal from a decision re orders of the fire commissioner, and a decision of the borough superintendent.

PREMISES AFFECTED—131-133 Avery avenue, north side, 185.82 ft. west of Lawrence street, Block 5066, Lot 622, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller, W. Bouwmeester and Joseph C. Haus.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative: Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, Order No. 19707-LC issued by the Fire Commissioner, April 18, 1949, and repeated in a decision of the Fire Commissioner, dated April 8, 1952 reads in part as follows:

"You are hereby notified that an inspection of the above premises used to store and use Paints, shows the following must be done before the permit requested by you can be issued:

"3. Provide that the gas fired drying ovens shall be of a type as approved by the Board of Standards and Appeals, Rule 4.3.1. Spray Rules. *Note*:—If evidence is submitted that this oven is or has been approved the following must also be complied with: (A) Provide an auxiliary manually operated gas shut-off valve at the gas fired drying ovens located not nearer than 25' from such ovens so as to control the gas supply in the event of an emergency. Rule 4.3.1. Spray Rules."

and

WHEREAS, Order No. 40692 issued by the Fire Commissioner, April 24, 1952 reads:

and

"Re—Storage of Paints & Spraying

"Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this department when such order has been complied with.

"1. Provide that gas fired drying ovens shall not be located nearer than 25' from spraying or dipping spaces unless such oven is approved for use in explosive rule 4. 3. 1. of the B. S. & A. spray rules.

"2. Provide that all dip tanks shall be provided with hinged metal covers held open by fusible link; such covers to be equipped with an opening to permit automatic flooding of the tank with fire extinguishing media of a type and so located as the Fire Commissioner shall direct. Rule 4.1. Spray Rules.

Note:—These orders are in addition to Order No. 19707-LC."

and

WHEREAS, the decision of the Borough Superintendent dated July 13, 1954 on BN App. 99 of 1954, reads:

"1. Gas fired drying ovens to be located not nearer than 25 feet from spraying and dipping spaces as per rule 4.3.1 of the B. S & A. spray rules.

"2. Gas fired drying ovens shall be of a type approved by the B. S. & A. As per Rule 4.3.1. of the B. S. & A. Spray Rules."

and

WHEREAS, the applicant states the building is one story, 28 ft. and 2½ stories 46 ft. 6 in. in height, 75.4 ft. front by 353.9 ft. in depth at street level, 75.4 ft. by 157.9 ft. in depth at second floor level of Class 1 and Class 3 construction, erected prior to 1913 and located on a lot 830 ft. by 863 ft. by 1220 ft. irregular in area, in an unrestricted use B area, Class one height district, and used and occupied since prior to 1913 as follows: 1st floor: manufacturing steel products, 50 persons; 2nd floor: manufacturing steel products; 15 persons; 3rd floor: Attic, storage of crates and boxes, 2 persons; that the building is provided with interior one 3 ft. 8 in. wide steel stairs masonry enclosed equipped with fire-proof self-closing doors leading direct to street but not to roof, no certificate of occupancy has been issued for the present use and occupancy; and

WHEREAS, the applicant states that this appeal is filed to secure modifications of the Paint Spraying Rules of the Board so as to permit the maintenance of two existing paint drying ovens which have not been approved by the Board, and to obtain a modification to permit the omission of covers of dip tanks and to obtain a variation as to the proximity of ovens to spray booths and dip tanks; and

WHEREAS, the applicant states that the premises in question is a large industrial plant owned and occupied by General Steel Products Corporation for the fabrication and manufacture of metal cabinets; and

WHEREAS, the applicant contends that as to the question of the approval of the drying ovens that there are two paint drying ovens in use neither of which bears a label indicating that it has been approved by the Board, that the smaller of these two ovens marked, Oven No. 2 on plans filed with this appeal was used by the present owners in their former plant at 19-19 24th Avenue, Astoria; that this oven was purchased from the Gehrich Company in 1941 and bears their brand label, that the Gehrich Company is now a division of the W. S. Rockwell Company of Fairfield, Conn.; that this oven had been in use at the prior location for many years under Fire Department permit and is of the type that the manufacturer calls a direct gas fired oven in which the products of combustion circulate through the material being processed; that this oven (No. 2) is a metal combustion chamber and plenum chamber on the roof of the oven; that each plenum chamber has a fresh air supply opening to admit clean combustion air; that after the air is heated a circulating fan sends the air through ducts at side and top of the oven; that there is a continuous opening in the bottom of these ducts to admit this heated air into the interior of the oven; after the heated air circulates among the material being dried a portion of the heated air is exhausted through the roof of the oven to the outer air above the roof of the building by means of an opening in the roof of the oven equipped with an exhaust fan and duct; that there is an additional opening in the roof of the oven leading into the plenum chamber so that some of the heated air is recirculated to the combustion chamber where it is mixed with the fresh air previously described; that in addition there are metal hoods at both ends of the oven above the doors to pick up any warm air that escapes from the oven while the doors are open; that these hoods exhaust to the outer air above the roof; that although this oven bears no approval from the Board the manufacturer states that an application is now pending before the Board under Cal. 878-50-SA for such approval; that this appeal is to permit the use of this individual oven at this location and is not to be construed as a general approval; and

WHEREAS, the applicant states that the other oven (marked No. 1 on plans) was constructed by the owners on the premises and is essentially the same type as oven No. 2 except that oven No. 1 has two metal combustion chambers on the roof of the oven and the duct work from the combustion chamber runs along the interior of both sides of the oven with horizontal supply ducts at floor level leading to the sides of the oven; that there is a continuous opening slot into the oven from these supply ducts; that there are two openings in the roof connected to exhaust fans

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to exhaust a portion of the heated air to the outer atmosphere; that this oven also has hood over the openings at both ends and that there are also openings in the roof for recirculation of a portion of the heated air; and

WHEREAS, the applicant contends that the warm air circulating system and exhaust system of both of these ovens have been designed in strict accordance with the requirements of the National Board of Fire Underwriters to provide 12,000 cubic feet of fresh air for each gallon of solvent used in the paint applied to the material being dried; that the exhaust blowers are proportioned in relation to the size of the circulating fans so that it is impossible for any hazardous concentration of vapors to reach the combustion chamber using a factor of safety of five (5) so that no recirculated air can reach the combustion chamber with more than one-fifth the amount of inflammable vapor that would create an inflammable atmosphere; that interlocking devices are provided so that fans automatically operate whenever the burners are in operation; that there is also a separate switch for the fans so that they can be operated independently; that automatic solenoid valves cut off the gas supply when ignition fails or gas pressure drops below the minimum; that air flow switches automatically stop the motors and burners and shut off the pilot when air is not flowing through the exhaust ducts; that automatic shutoff valves operate when gas supply fails or the flame is extinguished; there is also a manually operated remote gas shutoff valve more than 25 feet from the oven; there is also a system of electrical controls for starting the burner by an electric spark to ignite the gas pilot (with a signal light indicating when the pilot has been ignited) before the main gas supply is turned on; that these controls and devices include all the safety precautions required by the Board's rules as well as additional devices and safety features which have been voluntarily provided; and

WHEREAS, the applicant contends as to Item 2 of Fire Department Order No. 40692, requiring covers on dip tanks that it is not practical to install these covers since an overhead conveyor system is used for the dipping of metal products in these tanks; that fire extinguishing equipment has been provided in excess of that required by law; that a complete CO₂ extinguishing system has been installed consisting of fixed piping around the rim of each dip tank with five or six nozzles in each tank protected by a fiber disc to prevent contamination by paint; that there is also a system of overhead piping with nozzles over the drain board; that all of this fire extinguishing equipment is connected to a battery of 24 50-lb. CO₂ cylinders located in a wire enclosure separated from the dipping space by a brick wall and fireproof doors; that there are also four 15-lb. CO₂ hand extinguishers in the immediate vicinity of the dip tanks;

WHEREAS, the applicant contends as to Item 1 of the Fire Commissioner's No. 40692, and Objection 1 issued by the Borough Superintendent as to the proximity of ovens to spray booths and dip tanks that the distance from the drying ovens to the nearest portion of the dip tanks and spray booths is approximately 18 feet; that the physical arrangement of the plant and location of production lines is such that it is impractical to shift any of the equipment as there are overhead monorail systems throughout the plant which would interfere with relocating the equipment; that it is impossible to shift the dip tanks since they are below floor level in concrete pits; that, however, only one of the four dip tanks is located less than 25 feet from an oven; that this particular tank is not normally used in daily operation but is a standby tank used for zinc chromate which is used infrequently to comply with special government specifications; that all of the dip tanks in regular use are more than 25 feet from the oven; that the three spray booths face a conveyor aisle six feet wide containing monorail conveyors to and from spray booths; that with material in the center of this aisle there is only the minimum walking and working space free; that these three booths cannot be moved as a unit because the main production line in this

area is located in the space behind booths No. 1 and No. 2; that this main production line contains two overhead conveyors used to convey material to and from other portions of the plant; and

WHEREAS, the applicant further contends that there is an approved buried storage system for the storage of solvents and thinners; that there is an exterior masonry building used for the storage of paint; that all other items of the Fire Commissioner's Orders have been complied with in all respects; that the area containing the spraying equipment is in the center of a large plot well away from any adjoining property with open yard around the building to permit easy access and it is therefore requested that this appeal should be granted; and

WHEREAS, the premises and equipment involved in this appeal were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner acting on Order No. 19707-LC, and the decision of the Borough Superintendent acting on BN App. 99 of 1954 be and it hereby is *modified* under the powers vested in the Board and that the appeal be and it hereby is *granted*, to permit the continuance of the two ovens as proposed and described, and as indicated on plans filed with this appeal marked, "Received, March 4, 1955" (7 sheets) *on condition* that the ovens shall be maintained to the satisfaction of the Fire Commissioner; that the spraying booths shall not be nearer the ovens than as shown on such plans and in the event of any rearrangement the requirements as to distance shall be complied with; and as to dip tanks *on condition* that the automatic CO₂ fire extinguishing system shall be maintained for all dip tanks to the satisfaction of the Fire Commissioner.

193-54-A

APPLICANT—Simon B. Zelnik, for 14 West 17th Street Corp., owner.

SUBJECT—Application reopened February 1, 1955 to consider new proposal—re Appeal from a decision of the borough superintendent, previously withdrawn.

PREMISES AFFECTED—14-16 West 17th Street, south side, 250 ft west of 5th avenue, Block 818, Lot 59, Borough of Manhattan.

APPEARANCES—

For Applicant: Simon B. Zelnik and Maurice Knapp.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Keating and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, an amendment was filed October 11, 1954, to Alt. App. 210/54 requesting acceptance of a new exterior screened stairway complying with Sections 271 and 268 of the Labor Law for a secondary means of egress from the 2nd to 12th floors and requesting acceptance of the termination of the exterior screened stairway on the roof of adjoining building to the south; and

WHEREAS, this amendment was disapproved by the Borough Superintendent October 21, 1954, with the following decision:

"1. Termination of exterior screened stairway fails to comply with Sec. 271 c. Labor Law.

2. Cellar exits fail to comply with Sec. 271 Labor Law."

and

WHEREAS, the applicant states the basis of this appeal now is the termination of the new exterior screened stairway which it is proposed to install at rear of premises as described in a letter submitted to the Board July 21, 1954, at which time the construction of the buildings to the south had not been completed; and

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WHEREAS, the applicant states the buildings to the south have now been completed; and

WHEREAS, the applicant contends that the termination of the exterior screened stairway as proposed would be far superior to any complicated system of passage through the premises which would be devised and it is therefore requested that the Board reconsider this appeal, re-examine the premises and act favorably on this appeal; and

WHEREAS, the applicant has filed revised plans marked "Received January 11, 1955," showing egress from the termination of the proposed exterior screened stairway; and

WHEREAS, the premises was inspected by a committee of the Board; the Committee was not in favor of the method proposed of providing exit for the proposed exterior stair through and across neighboring premises as proposed and is of the opinion that a direct means through the building to street should be proposed for consideration.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 210/54, Objections 1 and 2, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

203-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—143-149 West 19th street, north side, 252 ft. east of 7th avenue, Block 795, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1954, on amendment to Alt. App. 1447/53, reads:

"1. Proposed arrangement of egress from cellar unsatisfactory, not sufficiently remote, Section 271 Labor Law.

2. Fire escapes are unacceptable as second means of egress for buildings over 5 stories high—section 271 Labor Law."

and

WHEREAS, the applicant states the building is 7 stories, 90 feet in height, 77 ft. 11 in. front by 92 ft. $\frac{3}{4}$ in. in depth at street level, 77 ft. 11 in. by 80 ft. in area at typical floor level, of Class 3 construction, erected in 1896 in an unrestricted use, B area, Class 2 height district; used and occupied since 1896: Cellar—boiler room and storage, 1 person; 1st floor—asbestos manufacturing (shipping dept.), 4 persons; 2nd floor—asbestos factory, 4 persons; 3rd floor—asbestos factory and storage, 0 persons; 4th floor—asbestos factory, 8 persons; 5th floor—toy factory, 51 persons; 6th floor—manufacturing paper novelties, 29 persons; 7th floor—manufacturing foam rubber products, 7 persons. No change in use or occupancy is now proposed. The building is provided with an approved standpipe system, an approved two-source sprinkler system throughout and an approved interior fire alarm system and regular monthly fire drills are maintained. There is one 3 ft. 8 in. wide interior wood stairs, enclosed in fire-retarded partitions consisting of metal on $\frac{1}{2}$ in. plaster boards, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street and two fire escapes on the rear extending to roof by stair and to yard by stair and one substandard fire escape on the front; and

WHEREAS, the applicant states the building is provided with a fire-retarded enclosed stairs leading directly to street with fire escapes in the rear connecting through a fire passage to the street; that these fire escapes are provided with 5 ft. high railings and comply otherwise with the requirements of the Labor Law for fire escapes erected after 1913; that in addition there is a substandard fire escape on the front which is proposed to be removed; and

WHEREAS, the applicant states it is proposed to extend the fire escape balconies in the rear of adjoining premises to east, #139-141 West 19th street and to provide fireproof, self-closing exit doors from each floor from 2nd to 7th leading thereto, which fire escapes are provided with 5 ft. high railings and lead through a fireproof passage and through the entrance hall of premises #139-141 West 19th street to the street; that it is also proposed to replace the windows leading to these fire escapes from the adjoining property, #139-141 West 19th street, with fireproof, self-closing doors; that the stairs in this building and that adjoining at #139-141 are joined by an opening on each floor protected on each side of the common wall by a fireproof door provided with fusible links; that the cellar is used only for storage; that both buildings are connected at the cellar by a 3 ft. opening, providing egress from each building through two legal stairs leading to the street; that while these two exists are not remote from each other, no point is over 100 feet from an exit and there are no persons continuously employed in the cellar; and

WHEREAS, the applicant contends that to be required to comply strictly with the Labor Law would be a hardship not warranted by the conditions; that the building is fully sprinklered throughout and the maximum occupants on any floor is 38 which is less than the capacity of the primary means of egress; and

WHEREAS, the applicant states that the sawdust which was the subject of an appeal to the Board under Cal. No. 652-22-A has been removed and the only sawdust on premises is that resulting from manufacture of furniture frames and is being exhausted through a container above the roof; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of Section 271 the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. 1447-53, Objections No. 1 and 2 and that the appeal be and it hereby is *granted*, to permit the fire escape, as proposed, to be permitted as an additional means of exit and as now proposed and as indicated on plans filed with this appeal marked, "Received, March 1, 1955" (8 sheets), *on condition* that the building shall not be increased in height or area and in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that the standpipe, the two-source sprinkler system and the interior fire alarm system and regular monthly fire drills shall be maintained in accordance with the requirements therefor; and that insofar as the requirements as to the adjoining building under Cal. No. 204-54-A are concerned the requirements of the resolution adopted this day under that calendar number shall be complied with.

204-54-A

APPLICANT—Elias K. Herzog, for Bert-Su-Realty Corp., owner.

SUBJECT—Application March 8, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-141 West 19th street, north side, 329 ft. 11 in. east of 7th avenue, Block 795, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Elias K. Herzog.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1954, acting on Alt. App. 1496/53, reads:

"1. Proposed arrangement of egress from cellar unsatisfactory, not sufficiently remote, Section 271 Labor Law.

2. Fire escapes are unacceptable as second means of egress for buildings over 5 stories high—Section 271 Labor Law."

and
WHEREAS, the applicant states the building is 8 stories, 110 feet 1 in. in height, 42 ft. 4 in. by 92 ft. $\frac{3}{4}$ in. in depth at street level, 42 ft. 4 in. front by 50 ft. in depth at typical floor level, of fireproof construction, erected in 1906 in an unrestricted use, B area, Class 2 height district; used since 1906: Cellar—boiler room, storage and elevator machinery, 1 person; 1st floor—paper box factory, 21 persons; 2nd floor—asbestos factory and offices, 30 persons; 3rd floor—jewelry manufacturing, 2 persons; 4th floor—neckware manufacturing, 4 persons; 5th floor—glass manufacturing, 8 persons; 6th floor—manufacturing living room furniture frames, 5 persons; 7th floor—advertising, 7 persons; 8th floor—toy factory, 38 persons. No change in use or occupancy is now proposed. The building is provided with an approved standpipe system, approved two-source sprinkler system throughout, approved interior fire alarm system and regular monthly fire drills are maintained. There is one 3 ft. 8 in. wide interior iron stairs, fireproof enclosed, equipped with fireproof, self-closing doors leading from roof bulkhead direct to street and one fire escape on rear extending to roof by stair and to yard by stair with egress to street through fire passage; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, the applicant states the building is provided with a fireproof stairs leading to street and a fire escape on the rear connecting through a fireproof passage to the street; that the fire escape is provided with 5 ft. high railings and otherwise complies with the requirements of the Labor Law for fire escapes erected after 1913; that it is proposed to extend the fire escape balconies to the adjoining premises at 143-149 West 19th street and replace the present windows leading to fire escape with fireproof, self-closing doors as well as install fireproof, self-closing doors at each street floor of adjoining premises leading to the same fire escape balconies; that both buildings are under the same ownership and the stairs of both are joined on each floor and the opening is protected on each side of the common wall by a fireproof door equipped with flexible links; that the cellar is used only for storage; that both buildings are connected in the cellar by a 3 ft. opening providing exit to two legal stairs which lead to the street; that while these two exits are not remote, no point is over 100 feet from an exit and there are no persons continuously employed in the cellar; and

WHEREAS, the applicant contends that to be required to comply fully with the Labor Law would constitute a hardship unwarranted by the conditions; that the total area of the building on the 3rd to 8th floors is only about 2,000 sq. ft. and on the lower stories about 3,600 sq. ft.; that the building is fireproof, sprinklered throughout and the maximum number of occupants on any floor is 51, which is less than the capacity of the primary means of egress; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions in connection with the adjoining building, which is occupied subject to Cal. No. 203-54-A.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1946/53, Objections No. 1 and 2 and that

the appeal be and it hereby is *granted*, to permit the exits as proposed, including the fire escapes as shown on plans filed with this appeal and with appeal No. 203-54-A marked, "Received, March 1, 1955" (8 sheets), *on condition* that the building shall not be increased in height or area; that the two-source sprinkler system, standpipe system and fire alarm system shall be maintained in accordance with the requirements therefor, and all other requirements as proposed shall be maintained.

390-54-A

APPLICANT—Frank Randazzo, for Thomas A. Franzo Corp., owner.

SUBJECT—Application May 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—606 Shepherd avenue, west side, 275 ft. north of Dumont avenue, Block 4068, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frank Randazzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 3, 1954, on Alt. App. 4942 of 1940, reads:

"1. Changing Residence use to Public use is contrary to Section 2.1.3.5. & 4-2-1 Bldg. Code."

and

WHEREAS, the applicant states the building is 2 stories, 20 ft. in height, 25 ft. front by 50 ft. in depth, of Class 4 construction, erected prior to 1929, located on a lot 25 ft. front by 100 ft. in depth in a residence use, D area, Class 1 height district, and used and occupied since 1932 as follows: Cellar, boiler and ordinary storage, no persons; 1st floor: clubroom, 60 persons; 2nd floor: dwelling, 2 families; no change in use or occupancy is now proposed; the building is provided with one 3 ft. wide wood stairs leading direct to street and provided with a ladder and scuttle to roof; and

WHEREAS, Violation #346 was issued January 24, 1950, for occupying the first floor as a club without a certificate of occupancy; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrates Court, March 5, 1954, on charge of violating the Multiple Dwelling Law; and

WHEREAS, the applicant states that the legal occupancy of record is a Class A Multiple Dwelling as follows: Cellar: ordinary household storage and heating plant; 1st floor: store and one apartment; 2nd floor: two apartments; that the cellar walls are of masonry; the upper walls are of frame; cellar floor is concrete; cellar ceiling is of wood; 1st floor ceiling is of plaster on wood lath; that there is an interior stair from the public hall to cellar and an outside concrete stairs at front and rear of building leading to grade; that there are two doors from the first floor to the public hall; that egress from the street to yard is through a public hall at the first floor and through cellar; that egress to roof is by a scuttle and a stationary iron ladder in second floor public hall; that the occupancy of the club rooms originated in 1932 and has continued to date without a new certificate of occupancy; that in 1940, alteration application was approved for removal of the store front with a view of having the club continue under residential classification; that the actual work was completed but the question of occupancy remained unsettled and as a result Violation No. 346 of 1950 was issued; that in 1949 an amendment was filed to establish the club use specifically and denied as being contrary to Section 2.1.3.5 and Section 4-2-1 of the Administrative Code; that on March 5, 1954, and October 8, 1954, the owner was prosecuted for failure to comply with Violation #346 of 1950, and found

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guilty; that there is an error in the Magistrate Court's records in that there was no prosecution under the Multiple Dwelling Law; and

WHEREAS, the applicant contends that the area used for club use is less than 600 sq. ft. and is confined to the front room on the first floor only; that the remaining space on the first floor is for accessory use such as office, kitchen, closet and toilet; that the Multiple Dwelling use and the business use have been given up; that the proposed occupancy is more desirable than the non-conforming but legal use which were prevalent prior to commercial and multiple dwelling occupancy; that the club use of such limited area is parallel to a residential classification and that the maintenance of the proposed club use will not be incongruous or detrimental to the neighborhood; that the building was acquired by the club mainly for use of its members; that the club is a social, non-profit organization comprised mainly of elderly people of limited means who live in the neighborhood and its activities are limited to its members use for relaxation and occasional meetings; that the club has no financial resources which would permit them to relocate elsewhere; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 4942/40, dated May 3, 1954, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the first floor of the building as a private club, as proposed and as indicated on plans filed with this appeal, marked "Received May 17, 1954" (1 sheet), *on condition* that the means of exit as indicated shall be maintained with outwardly swinging doors; that the building shall not be increased in height or area; that the second floor may be continued in residential use as here shown and proposed and not for any other use; and that this variance shall continue only so long as the conditions herein stated are continued; and that a certificate of occupancy shall be obtained.

296-54-A

APPLICANT—McDowell Sprinkler Corp., for Waldorf Astoria Hotel Corp., owner.

SUBJECT—Application reopened April 19, 1955 to consider amendment as to sprinkler system—re Appeal from a decision of the borough superintendent, previously granted on condition.

PREMISES AFFECTED—301-309 Park avenue, 538-556 Lexington avenue, 81-121 East 49th street and 80-120 East 50th street, Block 1304, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: F. J. Dent.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, on application of McDowell Sprinkler Corp. for Waldorf-Astoria Hotel Corp., owner, this appeal was reopened April 19, 1955; and

WHEREAS, the applicant states that it is now proposed to sprinkler the entire 18th floor with the exception of the Starlight roof, the dining rooms and the Canadian Club area with a two-source automatic sprinkler system; and

WHEREAS, the applicant contends that the proposed installation would give better protection to life and at the same time would not disfigure the area; and

WHEREAS, the applicant states that the exits from the club and the dining rooms will be protected by a water curtain each side of the wall; that in lieu of the 100 sprinkler heads mentioned in the prior resolution adopted by the Board it is proposed to install approximately 160 of the new type spray

sprinklers; that these sprinkler heads will be supplied from two automatic sources consisting of a ten thousand gallon house tank on the 32nd floor and the 20,000 gallon house tank on the 23rd floor; and

WHEREAS, the applicant contends that the 10,000 gallon gravity tank will be far superior to a pressure tank installed under the requirements of the Code which would call for a 6,000 gallon pressure tank with an air pressure of 75 lbs. per sq. in. containing 4,000 gallons of water; that the 75 lb. starting pressure in this pressure tank would be reduced progressively to 15 lbs. as the 4,000 gallons of water was discharged; that the gravity tank connection proposed would give approximately 65 lbs. initial pressure and maintain this pressure until empty and would provide an available supply of 10,000 gallons which is two and one-half times the Code requirement for pressure tank; that the secondary supply consisting of gravity tank on the 23rd floor will contain 20,000 gallons instead of the 8,000 gallons required by the Code and will be elevated to approximately 60 ft. above the sprinklers instead of 20 ft. as required by the Code; that this is equivalent to two and one-half times the required capacity and three times the elevation; that since the Code and the resolution adopted by the Board require only a one-source system and since it is proposed to install a two-source system each source having approximately two and one-half times the amount of water required by the Code it is requested that the Board waive the requirement for a siamese Fire Department Connection; and

WHEREAS, the applicant contends that since the danger of fire in the dining rooms is very slight and as there are ample exits therefrom and as these exits will be protected by the proposed sprinkler system with its superlative water supply and as all service areas and corridors will be completely protected it is felt that there will be ample protection to life on this floor and that this protection will be better than would be afforded by the system provided for in the prior resolution of the Board; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 6, 1954 by adding thereto: that in the event the owner desires to rearrange the sprinkler installation as now proposed and as shown on plans marked, "Received, March 23, 1955" by omitting sprinklers in some of the rooms and installing sprinklers of approved spray type, and a water supply as described, that such arrangement may be permitted in lieu of the resolution previously approved by the Board *on condition* that such work shall comply with the requirements therefor and as indicated and proposed; that there need be no siamese Fire Department connection provided *on condition* that a pump is connected with the tank as proposed.

479-54-A

APPLICANT—Philip Lochman and Co., owner.

SUBJECT—Application June 11, 1954—re Appeal from a decision of the fire commissioner re Packaging of inflammable mixtures known as "Collodion Emulsion, Red Flo Sensitizer, Blue Flo Sensitizer and Black Flo Sensitizer" in one quart glass containers (containers not in conformity with Administrative Code requirements).

APPEARANCES—

For Applicant: Edward B. Pleninger.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated May 12, 1954, reads in part as follows:

"Please be advised that samples of your products known as Collodion Emulsion, Red Flo Sensitizer, Blue Flo Sensitizer and Black Flo Sensitizer all showed flash-

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points under 100° F. They are therefor classified as inflammable mixtures.

"Section C-19-59.0-c of the Administrative Code states that such mixtures shall be put up in glass bottles of a capacity not exceeding four ounces each. Your application for a Certificate of Approval lists your containers as quart bottles, therefore, same is disapproved."

and
WHEREAS, the applicant states that its collodion emulsion consists of four percent solution of collodion, one and one-half ounce of bromide of silver and the balance of ether, alcohol and water, and that their Blue Flo Sensitizer, Black Flo Sensitizer and Red Flo Sensitizer are made up of distilled water, glycerine, alcohol, dye and a small quantity of silver; that the collodion emulsion has a flashpoint below 20° F., and the sensitizers have a flashpoint of 52° F; and

WHEREAS, the applicant contends that these photographic materials, since they contain silver bromide, cannot be packaged in metal containers; that the materials in question are used only in small quantities and by most photo engravers in New York City; and

WHEREAS, the applicant states that the products will be packaged in Boston Round type 32 oz. glass containers manufactured by Owens-Illinois Glass Company, each container to be equipped with a standard 48 mm screw type cap manufactured of 85-90 lb. tinplate and provided with an oil paper liner to prevent leakage; and that each of these glass containers will be enclosed within a metal container constructed of .012 cold rolled steel with double seams.

Resolved, that the decision of the Fire Commissioner, dated May 12, 1954, be and it hereby is *modified* under the powers vested in the Board, and that the appeal be and it hereby is *granted* to permit the product to be packaged in glass containers of the Boston Round type, 32 oz. capacity, as approved by the Board and as manufactured by the Owens-Illinois Glass Company, and with 48 mm. screw type cap manufactured of tin plate as proposed and with an oil paper lining to prevent leakage; that such container shall be enclosed within a metal container constructed of .012 cold rolled steel with double seams *on condition* that the labeling shall comply with the requirements of the Fire Commissioner.

575-54-A

APPLICANT—Stanley H. Klein, for Anna Burns, owner.
SUBJECT—Application July 9, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—139-84 86th avenue, south side, 100 ft. west of 143rd street, Block 9707, Lot 47, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Anna Burns and Gladys Hauff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1954, on N.B. App. 310 of 1954, reads:

"1. Indicate method of sewerage disposal in compliance with Sec. 26-1221.1 of the Administrative Code."

and
WHEREAS, the applicant states the premises consist of a lot 40 ft. by 100 ft. in area, upon which there exists a one and one-half story dwelling at the front and an open accessory parking area at the rear; it is proposed to erect a one story class 3 garage 11 ft. 4 in. front by 21 ft. in depth for use as an accessory one car garage at the rear of the lot in the space now used for open accessory parking; and

WHEREAS, the applicant states that Section C26-1221.1 of the Administrative Building Code permits a garage to be erected not more than 18 inches below the street upon which

it fronts unless there is a combination or storm sewer; that the floor of the proposed garage will be approximately five feet below established legal curb grade; that the rear grade of the property is 91.78 and 92.90 ft. which is approximately 7½ ft. below the legal established curb grade at the front of the premises; that this grade at the rear is the same grade as the adjoining property on the west side; that the property on the east side consists of two plots, the plot facing 86th Avenue, which is approximately 3 ft. 6 in. above the premises in question at the rear, and the other plot facing 143rd street is approximately level with the rear of the premises in question; that at the rear line of the premises in question there is a retaining wall and a drop of approximately 6 ft. to the property at the rear which is at elevation 85.80; and

WHEREAS, the applicant contends that because of this difficult natural grade it would cause extreme difficulty and hardship upon the owner to be required to raise the entire rear yard to a joint 18 in. below legal grade in order to comply with the Building Code; that the adjoining premises on the west have garages which are both at the existing grades below curb; and it is therefore requested that the Board grant relief from objection 1 issued by the Borough Superintendent so as to permit the erection of the garage as proposed at the rear of the property at the existing grade of the plot as indicated on plans filed with this appeal; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N. B. App. 310/54, Objection No. One be and it hereby is *modified* under the powers vested in the Board and that the appeal be and it hereby is *granted*, to permit the erection of an accessory garage in the location as shown and as proposed *on condition* that in all other respects the garage building shall comply with all laws, rules and regulations applicable thereto; and to permit, but not require, the construction of a dry well as proposed *on condition* that such dry well shall be not nearer than twenty-five feet to the rear masonry retaining wall.

659-54-A

APPLICANT—J. M. Berlinger, for Chanipete Realty Corp., owner.

SUBJECT—Application September 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—118-52 Montauk street, west side, 451.70 ft. north of 120th avenue, Block 12452, Lot 69, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: I. L. Freeman and J. M. Berlinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated August 4, 1954, on Alt. App. 2782 of 1953, reads:

"1. No frame construction permitted within the fire limits. 4.1.2.B.E.

"2. No frame coal pockets permitted C 26-254.0 (table)."

and

WHEREAS, the applicant states that the building in question is one story 40.0 ft. in height, 8 ft. front by 20.5 ft. in depth of class 6 construction, erected prior to 1925, located on a lot 263.19 ft. front by 30 ft. in depth, in an unrestricted use, B area, Class ½ height district and used and occupied prior to 1925 as a coal pocket; and

WHEREAS, Violation No. 4411 was issued October 7, 1953, for occupying the premises as a coal pocket without a certificate of occupancy; and

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WHEREAS, the applicant states that the wood frame coal storage structure was erected prior to 1916 when it was permitted to erect it of wood; that the records of the Department of Housing and Buildings in the Borough of Queens indicated approval and completion; that at the time of its erection it was located outside of the fire limits; that up to the year 1925 the structure was used for storing building materials, sand and gravel; that in 1925 coal replaced the building materials and four new concrete structures were erected on the premises to augment the existing wood frame storage structure; and

WHEREAS, the applicant, therefore, requests that the Board permit the continuance of the use of the structure for storing coal, the same use to which it had been put for the past 29 years, especially in view of the fact that a recent inspection by the Department of Housing and Buildings found the building structurally sound and satisfactory; and

WHEREAS, an examination of the records of the Department of Housing and Buildings indicates that App. No. 14853 was filed October 21, 1922 to erect a one story frame shed to be used for the storage of cement and having an area of 30 by 40 ft. and Application was filed under No. 14854 of October 21, 1922 to erect a one story frame lumber storage shed 12 ft. in height, 60 ft. by 30 ft. in area; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions; and

WHEREAS, the committee assumes that the only frame structure involved is the wooden coal hopper.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2782/53, Objections No. 1 and 2 be and it hereby is *modified* under the powers vested in the Board and that the appeal be and it hereby is *granted*, to permit the continuance of the existing wooden hopper as proposed and as indicated on plans filed with this appeal marked, "Received, September 2, 1954" (one sheet) *on condition* that the hopper shall be maintained in a safe structural condition to the satisfaction of the Borough Superintendent; that it shall not be extended in height or area; and in the event it is removed and a new hopper is constructed, such hopper shall comply with the requirements therefor.

813-54-A

APPLICANT—Henry G. Harris, for Anna Sheinkin, owner.
SUBJECT—Application October 28, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 (2a) re minimum dimensions of rear yard.

PREMISES AFFECTED—616 East 17th street, west side, 182 ft. north of Foster avenue, Block 5237, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry G. Harris.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated October 19, 1954 on Alt. App. 2081 of 54 reads:

"12. Provide a legal rear yard of 13'0" in depth as per section 27 sub div 2a"

and

WHEREAS, the applicant states the building is three stories, 36 ft. in height, 32 ft. by 60 ft. in area of Class 3 construction, erected 1905 located on a lot 40 ft. front by 100 ft. in depth, in a residence use, C area, Class one height district, and used and occupied since 1907 as follows: Cellar—boiler room; 1st floor—dwelling, two families; 2nd floor—dwelling, two families; 3rd floor—dwelling, two families; the building is supposed to be increased in area 32 ft. front by 80 ft. in depth of class 3 construction and used and occupied as follows: Cellar

—boiler room; 1st floor—3 families; 2nd floor—2 families; 3rd floor—2 families; the building is provided with one 3 ft. wide interior wood stairs enclosed in partitions of fire retarded wood studs equipped with fireproof self-closing doors and leading from roof bulkhead direct to street and one fire escape extending to roof by ladder and to yard by ladder with egress to street through court; and

WHEREAS, the applicant requests permission to omit full compliance with the requirements of Section 27, 2a of the Multiple Dwelling Law so as to permit a ten ft. deep rear yard since the open spaces are adequate; and

WHEREAS, the applicant contends that yard of the rear adjoining property is 10 ft. deep; that there will be a distance of 20 ft. from the proposed building to the rear wall of the building adjoining in the rear and that the existing building rear wall of the building in question will be 40 ft. distant from the wall of the adjoining premises to the rear at the second and third story level; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2081/54, Objection No. 12 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, *on condition* that the proposed rear yard shall be not less than the ten feet in depth as proposed and as indicated on plans filed with this appeal marked, "Received, October 28, 1954" (3 sheets) and "April 11, 1955" (one sheet) *on condition* that the excess open space in the existing front and side yards shall be maintained and also granted only so long as the space unbuilt upon in the rear of the adjoining lot, on which there is a five story building, is maintained without construction thereon; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

951-54-A

APPLICANT—Spencer L. Eddy, for Esso Standard Oil Co., owner.

SUBJECT—Application December 14, 1954—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—295-325 Green street, north side, 200.16 ft. east of Provost street, to Whale Creek Canal, Block 2515, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative: 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated December 6, 1954 (Folder No. W800301), reads as follows:

"In reference to your letter of December 1, 1954, concerning the paint spray installation in the motor vehicle repair shop at this location, please be advised that this department is without power to grant your request for substitution of a fireproof vault with mechanical exhaust system in lieu of a ventilated double walled metal storage cabinet for the storage of between 100-200 gallons paint materials.

"Rule 6.1.2 of the Spray Rules of the Board of Standards and Appeals requires a double walled metal cabinet, ventilated top and bottom to the outer air for the storage of 100-200 gallons paint materials; and Rules 6.1.3 and 4.2.1 of the Spray Rules require either an inside storage vault equipped with louvred window, or an outside storage building with a plain glass skylight for ventilation.

The Fire Department has no power to modify the Spray Rules of the Board of Standards and Appeals and

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consequently must deny your request.

"You have the right of appeal however to the Board of Standards and Appeals, themselves, and it is suggested that such appeal be made if the substitution outlined in your letter is desired."

and

WHEREAS, the applicant states the premises consist of a lot 503.88 ft. front by 125.0 ft. irreg. in depth, upon which there exists a one story 32 ft. average in height Class 3 constructed building 470 ft. front irreg. by 125.0 ft. irreg. in depth, located in an unrestricted use, B area, Class 2 height district, and used and occupied since 1954 as a motor vehicle repair shop for company equipment and as a warehouse and preventative maintenance shop for petroleum products, automobile accessories, oil burner parts and as a spray booth and paint locker for the storage of 200 gallons of paint material for which no Certificate of Occupancy has been issued; and

WHEREAS, the applicant contends that Rule 6.1.2 of the Spray Rules requires a double walled metal cabinet ventilated top and bottom to the outer air for the storage of 100-200 gallons of paint materials; that Rule 6.1.3 and 4.2.1 of the Spray Rules require either an inside storage vault equipped with louvred windows or an outside storage building with plain glass skylight ventilation, in the event storage of paint exceeds 200 gallons; and

WHEREAS, the applicant states that the existing paint locker or vault is 8 ft. by 8 ft. in area, 9 ft. in height constructed of 8 in. approved type solid concrete blocks with a cement floor and 2 in. gypsum heavy duty concrete plank roof equipped with self-closing fire proof door and a single half-inch sprinkler head and explosion proof lighting fixture; that this vault is ventilated direct to the outer air by a nine inch by eight inch 18 gauge metal duct running through the roof, equipped with an exhaust fan provided with an explosion proof motor; that the exhaust fan has a rating of 360 cubic feet per minute and is actuated upon the opening of the door to the paint vault; that the paint vault is located on the interior of the building near the paint spray booth; that the necessity of the proximity to the spray booth and the lack of space prohibits the locating of the locker along the street front with an outside louvred window; that the spray booth is equipped to handle only one truck at a time and there is no need for storage of more than 200 gallons of paint material; and

WHEREAS, the applicant states that the motor vehicle repair shop and warehouse building in question including the paint spray vault have been substantially completed under permits issued by the Department of Marine and Aviation; and

WHEREAS, the applicant contends that the repair shop and paint vault will be used only by the owners company for maintenance of company equipment and no outside work will be done on the premises; that the paint spray booth is of a type approved by the Board under Cal. No. 385-45-SA and is equipped with a sprinkler system and the entire repair shop and warehouse is provided with a direct telegraphic fire alarm communication to headquarters as well as numerous chemical fire-fighting appliances.

Resolved, that the decision of the Fire Commissioner, dated December 6, 1954, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit not over 200 gallons of paint material to be stored within the premises, *on condition* that a room for such storage is constructed, maintained and ventilated to the air as proposed and shown on plans filed with this appeal, marked "Received December 14, 1954" (2 sheets); that such fire-fighting equipment shall be installed as the Fire Commissioner shall direct in addition to the sprinkler heads proposed to be maintained within the paint storage room; that the fire alarm with direct connection to Fire Headquarters shall be maintained; that all uses requiring a permit from the Fire Commissioner shall be obtained; that the spray booth in the adjoining warehouse as approved by the Board under Cal. No. 385-45-SA may be permitted if complying with the Spray Rules of the Board; that such mechanical portable fire-fighting appliances shall

be maintained to the satisfaction of the Fire Commissioner; and that a certificate of occupancy shall be obtained.

985-54-A

APPLICANT—Charles M. Spindler, for Macon Operating Corp., owner.

SUBJECT—Application December 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—62-68 18th street, south side, 370 ft. west of Hamilton avenue, Block 632, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1954, on Alt. App. 3523/54, reads:

"1. Proposed change of occupancy of 4th, 5th and 6th floors to factory use in a class #6 structure over 4 story in height and since the lower floors were converted to factory use under Cal. #562-38-S the extension of this use throughout the balance of the bldg. to be referred back to the Board for their consideration.

2. Exits from all floors to comply with sect. 270 of Labor Law."

and

WHEREAS, the applicant states the building is 6 stories, 75 feet in height, 81 ft. 8 in. front by 100 ft. 2 in. in depth at street level; 66 ft. 2 in. front by 100 ft. 2 in. in depth at typical floor level, of Class 6 construction, erected in 1915 on a lot 640 ft. irregular in front by 200 ft. 4 in. in depth, in an unrestricted use, A area, Class 2 height district; used and occupied since December 1938 as follows: Cellar—factory and storage, 0 persons; 1st floor—factory and offices, 17 persons; 2nd, 3rd and 4th floors—factory and offices, 30, 45 and 18 persons per floor, respectively; 5th and 6th floors—storage, 2 persons per floor; now proposed to be used and occupied as follows: Cellar—factory and storage, 10 persons; 1st to 6th floors, inclusive, factory and offices, 30 persons on each floor except the 4th which will have 45 persons. The building is provided with a two-source sprinkler system throughout, one 3 ft. 3 in. wide interior steel stairs, brick enclosed, equipped with fireproof, self-closing doors leading direct to street and to roof bulkhead and one fire escape located at the southeast corner of the 4th, 5th and 6th floors, extending to roof by stair and to fireproof roof with egress therefrom by enclosed fireproof stair direct to street; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, Certificate of Occupancy #90506 issued December 16, 1938, on Alt. App. 9812/38, describes as fireproof and nonfireproof construction and permits the following use and occupancy: Cellar, 1st, 2nd and 3rd floors—factory, 50 persons each floor; 4th, 5th and 6th floors—warehouse, 1 person each floor; liveload 120 lbs. throughout; and

WHEREAS, Violation #1678/54 was issued for changing the occupancy in that the building as a factory contrary to Certificate of Occupancy #90506 which designates occupancy of cellar to 3rd floors as factory and 4th, 5th and 6th floors as warehouse; and

WHEREAS, the applicant states this appeal is for a modification of the Labor Law to permit extension of factory use to the 1th, 5th and 6th floors and to accept the two existing exits from these upper floors; that the building was erected under N. B. 4349/15; that the two lower tiers are of Class 1 construction and the upper tiers of Class 6 construction; that under Cal. No. 562-38-S the Board modified the Labor Law to permit the cellar, 1st, 2nd and 3rd floors to be used as factory and the 4th, 5th and 6th floors to remain for storage use; that this work was completed and Certificate

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of Occupancy #90506 issued; that it is now proposed to use the three upper floors for factory purpose; that the type of slow burning heavy timber construction affords more protection from fire than ordinary nonfireproof construction; that in addition the building is equipped with a voluntary wet automatic sprinkler system throughout connected to fire headquarters through a central station; that the existing exits from cellar, 1st, 2nd and 3rd floors will remain unchanged and will be the same as accepted by the Board when these floors were converted to factory use, except that an outside grade exit has been provided from the 1st floor in lieu of the horizontal exit in the fire wall; that there are two exits from each of the 4th, 5th and 6th floors; that the primary exit consists of a fireproof enclosed stairway, the secondary exit consists of a door from 4th floor to roof of adjoining 3-story fireproof building known as #67-73 19th street under the same ownership and control; that there is also a 3 ft. 4 in. wide exterior steel stairs from 5th and 6th floors of the building in question down to the same fireproof roof of 67-73 19th street and a 3 ft. 8 in. wide fireproof stairway from that roof to the street; that all windows and doors along the course of exterior steel stairs are fireproof; that the type of factory occupancies are not hazardous; and

WHEREAS, the applicant contends that in view of the type of construction and the sprinkler throughout the building, it is requested that the Labor Law be modified to permit the factory use on the upper floors with the exits as herein proposed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. 3523/54, Objection No. 1 and that the appeal be and it hereby is *granted*, to permit the use of the upper floors for factory purposes above the third floor, *on condition* that the exits shall be maintained as proposed and as indicated on plans filed with this appeal marked, "Received, December 21, 1954" (15 sheets) and as to Objection No. 2 to make a variance in the Labor Law as to requirements of Section 270 *on condition* that the exits shall be maintained as hereinbefore permitted; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the floor loads as proposed shall be posted; that the voluntary sprinkler system throughout the building shall be connected to Fire Headquarters through an approved central station and shall be maintained to the satisfaction of the Fire Commissioner; that fire drills shall be maintained if the Fire Commissioner shall require; and that in the floors above the third no occupancy shall be permitted which has a product requiring a permit from the Fire Commissioner as an inflammable material.

321-52-A—Vol. II

APPLICANT—Gabriel Nathan, for Hebrew Institute of Long Island Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—1708-20-34-42 Seagirt avenue, north side, block front between Beach 17th and 19th streets, Block 133, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

753-53-A

APPLICANT—Leonard F. Rothkrug for Carlton Kerr, owner.

SUBJECT—Application for consideration—reopening and restore to docket—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—1315 Dean street, north side, 255 ft. west of Brooklyn avenue, Block 1208, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket, subject to the regular procedure; previously withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

935-54-A

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner.

SUBJECT—Application November 19, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—277-279 Lexington avenue, east side, 48.6 ft. north of East 36th street, block 892, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

191-55-A

APPLICANT—Wechsler and Schimmenti, for Cromwell Properties, Inc., owner.

SUBJECT—Application March 7, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of sections 231, 53 and 217 of the Multiple Dwelling Law re construction, ventilation and egress.

PREMISES AFFECTED—604 Riverside drive, southeast corner of West 138th street, Block 2086, Lot 54, Borough of Manhattan.

APPEARANCES—

For Applicant: Max Wechsler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

148-42-A—Vol. II

APPLICANT—Guerino Salerni, for Gotham Ink and Color Co., owner.

SUBJECT—Application reopened October 14, 1953—Vol. II—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—5-19 47th avenue, north side, 174.93 ft. east of 5th street (Block 28, Lot 17), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and Samuel T. Kantor.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

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ACTION OF BOARD—Laid over, date to be set, pending filing of an additional appeal with the Board after obtaining a decision from the fire commissioner as to the buried tanks.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for May Vacario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 2 p. m. for applicant to file revised plans; hearing closed.

526-54-A

APPLICANT—Mary Ruth, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-40 148th avenue, south side, 225.49 ft. east of 253rd street, Block 13652, Lot 11, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: J. J. Kossman and John Ruth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P. M. for inspection and decision; hearing closed.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).

SUBJECT—Application July 23, 1954—Appeal from decisions re an order of the fire commissioner.

PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P. M. for inspection and decision; hearing closed.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P. M. for inspection and decision; hearing closed.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.

SUBJECT—Application December 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P. M. for inspection and decision; hearing closed; applicant to correct plans as to fire wall doors.

66-55-A

APPLICANT—Leon Seinfeld, for Celia Seinfeld, owner.

SUBJECT—Application January 27, 1955—filed pursuant to section 310 of the Multiple Dwelling Law for variation of Sections 9, subdivision 9 and section 27, subdivision 2 of the Multiple Dwelling Law re required yards.

PREMISES AFFECTED—224 Avenue N and 1494-1496 East 3rd street, southwest corner, Block 6584, Lot 10, Borough of Brooklyn (front and rear bldgs.).

APPEARANCES—

For Applicant: Leon Seinfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P. M. for inspection and decision; hearing closed.

143-55-A

APPLICANT—Max Bayerdorffer, owner.

SUBJECT—Application February 14, 1955—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond.

APPEARANCES—

For Applicant: Fred Strecker.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P.M. for applicant to report to the Board on type of cabinet he will obtain.

549-38-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Sun Oil Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7f of the zoning resolution, permitting in a business and unrestricted use district, the relocation of existing building and the extension in area of existing gasoline service station.

PREMISES AFFECTED—4729 3rd avenue and 4730 Park avenue, southwest corner, Block 3041, Lots 45 and 47, Borough of the Bronx.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 13, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 6, 1954; and

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WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 13, 1951, as thereafter *amended* by resolutions adopted through April 6, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings but the work has not been started, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 946/50)

873-25-BZ—Vol. II

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i, 7h and 7A of the zoning resolution, permitting in a local retail use district, the reconstruction and extension of existing gasoline service station (previously granted by the Board), to include lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—112-45 Springfield boulevard and 216-01 to 216-11 113th avenue, northeast corner, Block 11214, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 6, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 6, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that working drawings have been filed with the department of Housing and Buildings that all permits shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution and that a new Certificate of Occupancy shall be obtained." (N.B. App. 3622/53)

797-51-BZ

APPLICANT—Paul Friedman, for Urban Equities, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7h and 21 of the zoning resolution, permitting on a plot partly in a business use and partly in a residence use D area district, the erection and maintenance of a one-story business building (stores) using more than the area permitted and permitting part of the unbuilt upon portion of the plot in the business use district to be used for

accessory off-street unloading; and permitting the use of the balance of the unbuilt portion of the plot, partly in the business use district and partly in the residence use district, for parking of patron's and employee's motor vehicles (not to be charged) for a term of five years.

PREMISES AFFECTED—1302-1316 Avenue Z and 2601-2617 East 13th street, southeast corner and 1320 Sheepshead Bay road (Block 7458, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 14, 1953 and April 27, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1952, and thereafter *amended* by resolutions adopted through April 27, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 1394/51)

902-38-BZ—Vol. II

APPLICANT—J. Jacques Stone, for Cornell University, owner (Madison Square Garden Corp., and Gotham Parking Co., Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—337-341 West 49th street, north side, 200 ft. east of 9th avenue and 348-352 West 50th street, south side, 225 ft. east of 9th avenue, Block 1040, Lots 54, 55, 9, 10, 11 and part of Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: J. Jacques Stone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, term of variance and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 17, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 9, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance and time to complete.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 15, 1945, as thereafter *amended* by resolutions adopted through May 9,

MINUTES

1950, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Letter decision March 7, 1941.)

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles with curbs cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Adolph Friedel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 1, 1955, at 10 A.M., subject to the regular procedure, to permit two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

(Remaining Minutes of the Meeting of May 10, 1955 will be printed in the Bulletin of May 17, 1955.)

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 12, 1955, as they appeared in Bulletin No. 16, Vol. 40, are hereby corrected to read as follows:

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R.C. Church, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a class I structure to be used as a garage for more than five motor vehicles, lubrication, wheel alignment, brake testing, car washing, accessory sales, loading and unloading berth and office; and permitting the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and permitting the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner, Block 665, Lots 6 and 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, by adding thereto:

"that as passed on by the Borough Superintendent on March 17, 1954, the lot numbers may be as follows:

Lot No. 6 for the proposed gasoline service station;

Lot No. 19 for the proposed garage;

that the assignment of two lot numbers for the proposed construction of gasoline service station and garage shall not in any way change the requirements of the resolution adopted by the Board June 29, 1954, except that separate permits may be issued thereunder for such lots, *as shown on revised plans marked 'Received February 17, 1955' (1) sheet'* (N.B. 1334/53).

*Correction—Reference to certain plans, inserted at the end of the resolution as indicated in italics.

COURT DECISION

(Continued from page 721)

City of New York. They are located in a retail use district, a class one-half height district and a D area district. Merrick boulevard is heavily trafficked and in the neighborhood of the site the character of the development is such that there is no economic demand for the immediate development of the subject premises for the purposes permitted under the present zoning resolution. After due notice and a complete hearing with an opportunity for those appearing in opposition to interpose any and all objections, an inspection of the site and the neighborhood was held by a committee of the board which thereupon unanimously granted the variance under review with certain conditions and safeguards as to adequately preserve the surrounding properties in such a manner as not to be detrimental to public health, safety and general welfare. It does not appear from the entire record that in so acting the respondent board abused its discretion, or acted in bad faith or that its action was unreasonable, arbitrary, discriminatory or illegal. Under these circumstances, it would be an abuse of discretion for this court to substitute its judgment for that exercised by the respondent board, consisting as it does "of men with special qualifications of training and experience" (People ex rel. Fordham M. R. Church v. Walsh, 244 N. Y., 280 287). ¶ Among the grounds urged in the petition for a reversal of the determination under review is the claim that the respondent board acted without authority and in direct contravention of section 21-A of the Zoning Resolution. That, however, is not borne out by the return which shows that the respondent board exercised its discretion solely pursuant to section 7(f) of the Zoning Resolution and that "inasmuch as the subject premises are in a retail use district, the provisions of sections 21-A and 21-F of the Zoning Resolution do not apply." It should be remembered that sections 7 and 21 of the Zoning Resolution are two independent provisions conferring distinct and separate powers upon the board. As was stated in Matter of Reed v. Board of Standards and Appeals (255 N. Y., 126, 134-135): "When the application is made under section 21, it must be shown that 'there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this resolution' which justify a variance in a specific case, but the mere fact that the property may be put to a more profitable use is not enough to justify the board in granting the variance. * * * When the application is made under section 7 and the appropriate subdivision thereof the field of inquiry is restricted. It is not necessary to allege or prove the facts required when the application is made under section 21 nor for the Board to make a decision thereon. The Board must in each case act on some reasonable basis in harmony with the general purpose of the resolution. Nothing more is required." ¶ The petitioners having failed to show that the respondent board abused its discretion in granting the variance under section 7(f), its determination must be sustained. Accordingly, the respective motions by the respondent board and the intervenor respondent to vacate the order of certiorari and to dismiss the petition are granted and the determination under review confirmed, without costs. This disposition makes it unnecessary to pass upon the second branch of the respondent intervenor's motion, i.e., that the petitioner the Laurelton Civic Association, Inc., is not a party aggrieved. There is no question that the three remaining petitioners are parties aggrieved. ¶ Submit one order." (N. Y. L. J., April 1, 1955, page 12)

BOARD OF STANDARDS AND APPEALS
MUNICIPAL BUILDING
CENTRE AND CHAMBERS STREETS
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PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFI- CATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, May 20, 1955*, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940, EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954, EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

- 1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

- 9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 20

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Manhattan.

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HOURS OF CONSULTATION

10 A. M. to 1 P. M.

UNIVERSITY OF ILLINOIS

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

(Remaining Minutes of the Meeting of May 10, 1955
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359-55-SM—Glidden Safe-T-Flow (control flow of oil to burner), manufactured by Municipal Services Inc., Material.

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361-55-SM—Hercules Air Entraining Portland Cement, Types IA, IIA and IIIA, manufactured by Hercules Cement Corp., Material.

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Refrigerating System, Chap. 19 Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 17, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning May 17, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium,

motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration; then to April 26, 1955, applicant to file new decision of the Borough Superintendent as to enlarged plot; then to May 17, 1955, for applicant to file letter with the owner of Block 5202, Lot 54, within the hundred feet of the enlarged plot and to permit two publications in the Bulletin; and for decision.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board; then to April 26, 1955, for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department; then to May 17, 1955, applicant to be notified.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A.

585-52-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Speigel, lessee).

SUBJECT—Application reopened June 2, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22 Borough of Manhattan.

Laid over from May 3, 1955, to May 17, 1955, for applicant to file a letter from the proposed operator who now is stated to operate the parking lot opposite on the south side of the street.

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41-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the maintenance of existing use of more than permitted percentage of floor area for manufacturing.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

Laid over from May 3, 1955, to May 17, 1955, for inspection and decision; hearing closed.

42-55-A

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 Park Row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; then laid over from May 10, 1955 to May 17, 1955, for further consideration; hearing closed.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Cepollaro, Rose Capollaro, Executrix, owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

Laid over from May 3, 1955, to May 10, 1955, for inspection and decision; hearing closed; then laid over from May 10, 1955, to May 17, 1955, for applicant to file revised plans showing additional fences along easterly lot line and Rochelle street, and for decision; hearing previously closed.

424-52-BZ

APPLICANT—Schatz Systems, Inc., lessee, for Samuel Danzig, owner.

SUBJECT—Application reopened April 12, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—43-45 West 67th street, north side, 100 ft. east of Columbus avenue, Block 1120, Lot 5, Borough of Manhattan.

Laid over from May 10, 1955, to May 17, 1955, for applicant to file new decision of borough superintendent and for decision by the Board.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27 and 31 and 32 Borough of Brooklyn.

Laid over from May 10, 1955, to May 17, 1955, at request of an objectant, applicant concurring.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

112-54-BZ

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application February 17, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the maintenance of existing steps and platform erected nearer than permitted to street line, and with the yard at a level above legal grade.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

424-54-A

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application May 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

257-54-BZ

APPLICANT—Ferdinand Savignano, for Raymond Boggianno, owner.

SUBJECT—Application April 12, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, the maintenance

CALENDAR

of existing steps and platform erected nearer than permitted to street line, and with the front yard to start at level of legal street grade.

PREMISES AFFECTED—0 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

275-54-A

APPLICANT—Ferdinand Savignano, for Raymond Bog-giano, owner.

SUBJECT—Application April 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application May 7, 1954—re (decision of the borough superintendent) under sections 7i, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used by a franchised automobile dealer as a show-room, storage garage, lubritorium, car wash, motor vehicle repair shop, under coating, front end alignment, new car conditioning, parts storage, sale and display of accessories, and office; and to permit the storage of customers' cars awaiting service—with business entrances and a business sign nearer the residence use district than is permitted; and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application April 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

647-54-BZ

APPLICANT—Kenneth W. Milnes, for Nicholas E. Vlasenko, owner.

SUBJECT—Application August 17, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the addition of motor vehicle repair shop to existing gasoline service station, show-room, used car lot and office.

PREMISES AFFECTED—1260 Hylan boulevard, south side, 39.26 ft. east of Quintard street, Block 3220, Lot 26. Grasmere, Borough of Richmond.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and the addition of four 550 gallon gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official), Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murry B. Brody, owners.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russong, owners.

SUBJECT—Application November 18, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing gasoline service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

972-54-BZ

APPLICANT—Murray S. Cohen, for Wolf and Kindler, owners (Fordham Drug Co., lessee).

SUBJECT—Application December 23, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail I use district, the extension of existing store in a class A multiple dwelling into residence portion of lot.

PREMISES AFFECTED—2487 Creston avenue and 72 East 190th street, southwest corner, Block 3174, Lot 28, Borough of The Bronx.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

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998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car washing (non automatic), motor vehicle repairs, and office, and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

254-45-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application reopened January 4, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district the sale, storage and display of new and used cars, and to permit the erection of a gasoline service station, to be used in conjunction with an authorized auto dealer and to permit the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage.

PREMISES AFFECTED—186-25 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

MAY 17, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 17, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

615-54-SA

APPLICANT—Warren Connelly Co., agent for Norge Division of Borg-Warner Corporation, owner.

SUBJECT—Application June 22, 1954—Norge Gas Clothes Dryer. Models AG-710, AG-715 and AG-730, approval of.

741-54-SA

APPLICANT—Rockwood Sprinkler Company, owner.

SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher), approval of.

144-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products, owner.

SUBJECT—Application February 25, 1954—Taylor Clay Products Face Brick (cored or solid), No. 705 Economy (3½ x 3½ x 11¾"), approval of.

145-54-SM

APPLICANT—Tomkins Brothers, agent for Taylor Clay Products Co., owner.

SUBJECT—Application February 25, 1954—Taylor Face Brick (cored or solid, various sizes, in colors), approval of.

236-54-SM

APPLICANT—Tomkins Brothers, agent for Isenhour Brick and Tile Co., owner.

SUBJECT—Application March 22, 1954—Isenhour Brick and Tile Co., Face Brick (for exterior masonry), approval of.

919-54-SM

APPLICANT—Lightolier Inc., owner.

SUBJECT—Application November 24, 1954 (Lightolier

Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

165-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.

SUBJECT—Application February 24, 1954—Roddiscraft Protex Fire Door, approval of.

166-54-SM

APPLICANT—Roddiss Plywood Corporation, owner.

SUBJECT—Application February 24, 1954—Roddiscraft Ascestocore Fire Door, approval of.

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Longfellow, agent).

SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

538-54-SA

APPLICANT—International Heater Company, owner, William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Gravity Furnace, Models GG-85-E, GG-122-E and GG-147-E, approval of.

539-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Lo-Boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E, approval of.

540-54-SA

APPLICANT—International Heater Co., owner William R. Landmesser, agent.

SUBJECT—Application May 27, 1954—Economy Gas-fired Hi-Boy Forced Air Furnace, Models GH-65, GH-65E, GH-82 and GH-100, approval of.

297-52-SA

APPLICANT—General Electric Company, owner.

SUBJECT—Application reopened February 15, 1955, as to amendment to resolution—re General Electric Gas-fired Warm Air Furnace, Models 21LG10, 21LG20, 21LG25, 21LG30 and 21LG40, previously approved.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Co., Division of The American Laundry Machinery Co., owner L. Frank Wright, agent.

SUBJECT—Application reopened November 3, 1954 as Vol. II for test and report as to design—Huebsch "372" Tumbler (gas heated clothes dryer); previously approved re Huebsch Open End Drying Tumbler (gas heated clothes dryer).

620-51-SA

APPLICANT—York-Shipley Inc., owner.

SUBJECT—Application reopened November 10, 1953, as to amendment of resolution to additional models—re York-Heat and Yorktowne Domestic and Commercial Oil Burners (gun type), Models CHB-7, CPB-7, C7PB-1, C7B7-2, C7LB-7, CSC-5, CU-5, C7-67, CE-CM, CU-67, N-1, NE-1, NM-1, N12, NE-2, N-3, N-38, NU-1, NE-3, NM-3, T-5, LC-9 and LCE-9, previously approved.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

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476-49-A—Vol. II

APPLICANT—Ervin Palmer, for Mildred Berman, owner.
SUBJECT—Application reopened November 3, 1954 as Vol II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—65 Fulton street, north side, 116 ft. 3½ in. west of Cliff street, Block 94, Lot 9, Borough of Manhattan.

620-54-A

APPLICANT—Howard H. Snyder, for Hotel Taft Corp., owner.

SUBJECT—Application July 27, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 67, subdivision 7(b) re egress.

PREMISES AFFECTED—761-779 7th avenue, east side, from West 50th to West 51st streets, Block 1003, Lot 1, Borough of Manhattan.

649-54-A

APPLICANT—Leo I. Valker, for Theresa Gerler, owner (F. W. Woolworth Co., lessee).

SUBJECT—Application August 20, 1954—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—126-128 Lenox avenue, east side, 50 ft. 11 in. north of West 116th street, Block 1600, Lot 3, Borough of Manhattan.

181-55-A

APPLICANT—R. H. Tatlow, for Abbott Merkt Co., for B. Altman and Co., owner.

SUBJECT—Application March 9, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—48-49 35th street, northeast corner of Hunters Point avenue and 48-50 36th street, Block 237, Lot 1, 3rd floor, Long Island City, Borough of Queens.

798-54-A

APPLICANT—Kitzler and Nurick, for Cohn Brothers Furniture Corp., owner.

SUBJECT—Application October 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4701 5th avenue and 506-512 47th street, southeast corner, Block 766, Lot 8, Borough of Brooklyn.

565-54-A

APPLICANT—Louis Liebermann, for Leon Siev, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1020 Ocean Parkway, west side, 140 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

MAY 20, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, May 20, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

1-38-SR

Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

HARRIS H. MURDOCK, *Chairman.*

MAY 24, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 24, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling, folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13, 29, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoreman Checkers and Clerks Social Club, Inc., owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles in a residence use district the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

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SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hildun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

896-54-A

APPLICANT—Kitzler and Nurick, for Hildun Corp., owner.

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor house-keeping conditions found on the premises and for decision.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed; then to May 24, 1955, for applicant to file revised plans showing additional means of exit and a sprinkler system throughout first floor and cellar; also to submit consent of adjoining owner for use of his premises as an exit; and for decision by the Board.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for inspection and decision.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning

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resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-05 111th avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

Laid over from May 3, 1955, to May 24, 1955, for inspection and decision; hearing closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then

Laid over from May 10, 1955, to May 24, 1955, for statement from applicant as to proposed tenancy.

1148-38-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Neill Supply Company, Inc., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to extension of variance—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the additional use of storage for pipe as well as parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8, Sunnyside, Borough of Queens.

762-49-BZ

APPLICANT—Ingram S. Carner, for Neill Supply Co., Inc., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy from garage for more than five motor vehicles, to a factory and storage warehouse for plumbing supplies, and the cutting and threading of pipe, for a term of years.

PREMISES AFFECTED—47-35 to 47-43 49th street, east side, 195 ft. north of 48th avenue, Block 2287, Lot 10 Woodside, Borough of Queens.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a business building (super market), using more than the area permitted, and with an entrance to required leading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy of second floor of existing public garage to factory use.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

886-48-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Seagirt Realty Co., owner (Arverne Auto Body and Fender Works, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding.

PREMISES AFFECTED—71-10 Beach Channel drive, west side, 156.78 ft. north of Beach 72nd street and 348 Beach 72nd street, Block 537, Lot 14, Arverne, Borough of Queens.

162-50-BZ—Vol. II

APPLICANT—Leo Kornblath, for Sanjon Realty Corp., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office.

PREMISES AFFECTED—29-03 Sea Girt boulevard, south side, from Beach 29th street to Beach 30th street, Block 287, Lot 1, Far Rockaway, Borough of Queens.

639-54-BZ

APPLICANT—Siegel and Green, for Oslo Realty Corp., owner.

SUBJECT—Application August 4, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district for a term of twenty years the conversion of existing tenant's garage in cellar of multiple dwelling, to non tenant transient garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—70 East 162nd street and 920-926 River avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and business district for a term of ten years the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street,

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northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

933-54-BZ

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, B area district the conversion of use of first and second floors in existing five story structure to business use, and to permit openings between the two structures on first and second floors to gain access from one building to the other; and to permit a two story extension of rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

934-54-A

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212(lc) of the Multiple Dwelling re required yard level.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, lubritorium, and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles waiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

997-54-BZ

APPLICANT—Irving H. Passel, for Thomas Nolan, owner (o/u/c Esso Standard Oil Co.).

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MAY 24, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon May 24, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

185-55-SM

APPLICANT—Joseph Aiello, for Mastic Tile Corporation of America, owner.

SUBJECT—Application March 4, 1955—Matico Cork Tile Flooring, approval of.

45-55-SA

APPLICANT—Avril Incorporated, owner.

SUBJECT—Application January 19, 1955—Avril Inc., Rinse Water Treatment Pump, Model S, approval of.

767-54-SM

APPLICANT—Concrete Pipe and Products Company, Inc., owner (Limestone Products Corporation, agent).

SUBJECT—Application September 27, 1954—Spectra-Glaze Tile Face Concrete Masonry Units, approval of.

114-55-SA

APPLICANT—Cornelius C. Fisk, for The Messer Company, Inc., owner.

SUBJECT—Application February 7, 1955—Merco Mechanical Draft Oil Burner, Model J, approval of.

81-53-SM

APPLICANT—F. E. Schundler and Company, Inc., owner.

SUBJECT—Application January 20, 1953—Coralux Floor and Ceiling Construction (gypsum plaster), approval of.

78-53-SM

APPLICANT—PerAlex of New Jersey, owner.

SUBJECT—Application January 27, 1953—PerAlex Insulated Roof System, approval of.

981-54-SM

APPLICANT—The DuBois Company, Inc., owner.

SUBJECT—Application December 13, 1954—Rins-O-Lator (for dishwashing machines), approval of.

876-50-SM

APPLICANT—Exit Lock Co., Inc., Division of C. D. Wailes Corp., owner-manufacturer.

SUBJECT—Application September 25, 1950. Exit Lock Co., Inc. Fire Exit Lock Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E and A6E, approval of.

114-53-SA

APPLICANT—Morrison Steel Products, Inc., owner.

SUBJECT—Application reopened March 29, 1955, as to amendment to resolution as to additional trade name—re Morrison Conversion Oil Burner, Models PB-1-J and PB-2-J; previously approved.

709-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

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SUBJECT—Application reopened June 2, 1954 as Vol. II for test and report if required, as to revised dimension of the material—re Gold Bond Gypsum Wall Plank (wall-board for new or remodeling work); previously approved re Gypsum Lath (plaster board), Gypsum Wallboard and Gypsum Sheathing Board, Gold Bond, Rockwell and Gypsolite Brands.

503-40-SM

APPLICANT—Acme and Dorf Metal Door Corp., owner.
SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re ABC One and One half Hour Kalamein Door; previously approved.

485-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened July 13, 1954, as to amendment to resolution to include additional USG Lath Rocklath Accessories—re USG Rocklath Accessories; previously approved.

494-45-SM

APPLICANT—ABC Kalamein Door Co., and Acme & Dorf Metal Door Corp., owners.
SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re ¾ Hour Kalamein Fire Resistive Window; previously approved.

500-47-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.
SUBJECT—Application reopened March 8, 1955, as to amendment to change of construction—re 1½ Hour Flush Type Door; previously approved.

595-52-SM

APPLICANT—PerAlex of New Jersey, owner.
SUBJECT—Application July 13, 1952—PerAlex (perlite lightweight aggregate), approval of.

526-54-A

APPLICANT—Mary Ruth, owner.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—253-40 148th avenue, south side, 225.49 ft. east of 253rd street, Block 13652, Lot 11, Rosedale, Borough of Queens.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).
SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.
PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

963-54-A

APPLICANT—Robert Gottlieb, for Mcprin Realty Corp., owner.
SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.
SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

66-55-A

APPLICANT—Leon Seinfeld, for Celia Seinfeld, owner.
SUBJECT—Application filed January 27, 1955—pursuant to section 310 of the Multiple Dwelling Law for variation of Sections 9, subdivision 9 and section 27, subdivision 2 of the Multiple Dwelling Law re required yards and an appeal to review decisions of the borough superintendent.
PREMISES AFFECTED—224 Avenue N and 1494-1496 East 3rd street, southwest corner, Block 6584, Lot 10, Borough of Brooklyn (front and rear buildings).

143-55-A

APPLICANT—Max Bayerdorffer, owner.
SUBJECT—Application February 14, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond.

658-54-A

APPLICANT—William A. Lacerenza, for 212 25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).
SUBJECT—Application September 1, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, June 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

226-41-BZ—Vol. III

APPLICANT—James E. Casale, for Anton Meister, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use B area district the erection of a building to be used for dwelling, accessory practice of chiropractic and private art gallery using in excess of 65% of the area of the lot.
PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. 5⅓ in. east of Madison avenue, Block 1497, Lots 48 and 48½, Borough of Manhattan.

100-48-BZ—Vol. III

APPLICANT—Henry Nordheim, for John H. Bush, owner (Henry Bellmann, lessee).
SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the maintenance of existing motor repair shop in store building (1878 Valentine avenue).
PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue, and 350-360 East 178th street, south side, from Valentine to Webster avenues, Block 2815, Lot 1, Borough of The Bronx.

121-54-BZ

APPLICANT—Otto J. and Warren Sambach, for Ellanef Machine Tool Co., owner.
SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage warehouse in conjunction with adjoining building on lot 40 used as a machine shop.
PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

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127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

344-54-BZ

APPLICANT—Ludwig P. Bono, for Lax Realty Corp., owner (Peter Taylor, lessee).

SUBJECT—Application May 4, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy on second floor from showroom to offices and studio (charm and fashion consultants).

PREMISES AFFECTED—409 Central Park West, west side, 75 ft. 8 in. south of West 101st street, Block 1836, Lot 33, Borough of Manhattan.

415-54-BZ

APPLICANT—Charles Abrahams, for Peter Bilinski, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the demolition of existing frame structures, and the extension of building under construction on remaining unbuilt upon portion of plot to be joined with existing structure fronting on Liberty avenue, using more than the area permitted.

PREMISES AFFECTED—148-15 105th avenue, north side, 125.15 ft. east of 148th street and 148-12 Liberty avenue, Block 10061, Lot 12, Jamaica, Borough of Queens.

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner (Tidewater Associated Oil Co., owner under contract).

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmarv Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

Laid over from May 3, 1955, to May 10, 1955, at request of attorney for objectors; applicant concurring; no further requests for adjournments; then

Laid over from May 10, 1955, to June 1, 1955, for inspection and decision; hearing closed.

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the residence and business use district, the extension in area and use of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs; and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

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SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the use of portion of the cellar as an architect's office (originally intended as a doctor's office).
PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (warehouse), with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a one family dwelling without the required set back.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district the erection and maintenance of twelve (12) one family dwellings without the required set back.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd drive, southwest corner of 133rd road and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue, Block 13210, Lots 1 and 4, Block 13211, Lots 1, 7 and 8, Block 13217, Lots 40, 43, 45, 47 and 33, Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

973-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district the reconstruction of existing gasoline service station to include, motor vehicle repairs, lubritorium, car washing and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

418-31-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to amendment of resolution—re (decision of the borough superintendent), previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the demolition of existing wood and metal structures and the erection of an extension to existing gasoline service station accessory building; to provide 13 one-car garages, lubritorium, car washing, motor vehicle repairs, wheel alignment, brake testing, storage and sale of accessories and office.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

119-55-SA

APPLICANT—Hydrotherm, Inc., owner.

SUBJECT—Application February 9, 1955—Hydrotherm Gas-fired Hot Water Heating Boilers, Models M45, M72, M85, R100, R120, R150, R170, L200 and L250, approval of.

918-53-SM

APPLICANT—Flexible Tubing Corp., owner.

SUBJECT—Application December 21, 1953—Ducts for Air Conditioning System, Thermaflex-A Model FT-712, Thermaflex-B Model FT-713, approval of.

205-55-SA

APPLICANT—S. J. Dowling, for Eureka-Williams Company, Division of Henney Motor Company, Inc., owner.

SUBJECT—Application March 1, 1955—Williams Oil-O-Matic Conversion Oil Burner, Model R-160, approval of.

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486-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened December 15, 1953, as to amendment as to similar product produced in Canadian factory—re USG Sheetrock Gypsum Wallboard Panels and Accessories; previously approved.

148-42-A—Vol. II

APPLICANT—Guerino Salerni, for Gotham Ink and Color Co., owner.
SUBJECT—Application reopened October 14, 1953 as Vol. II—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—5-19 47th avenue, north side, 174.93 ft. east of 5th street, Block 28, Lot 17, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 7, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 7, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date.

382-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cono and Concetta Liquori, owners.
SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the sale and display of more than five new and used cars, with signs on Atlantic avenue, Shepherd avenue and Highland place frontage and office, for a term of years.
PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue, Block 3958, Lots 49, 51, 53 and 55, Borough of Brooklyn.

616-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner (Nicholas Pellidaro, lessee).
SUBJECT—Application reopened May 10, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7i of the zoning resolution, permitting in a business use district the change in occupancy from auto laundry, battery-testing and simonizing of cars, to auto laundry, motor vehicle repairs and paint shop.
PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street, Block 6062, Lot 41, Borough of Brooklyn.

635-49-BZ

APPLICANT—Andrew DiCamillo, for Carmelo Sgarlato, owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.
PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street, Block 409, Lot 14, Borough of Brooklyn.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Co., Inc., owner.
SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.
SUBJECT—Application reopened February 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance steps and platform without the required set back from street line, and using more than the area permitted; and to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

151-55-A

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.
SUBJECT—Application January 20, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner (Shell Oil Company, lessee).
SUBJECT—Application reopened March 1, 1955 as Vol. II re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.
SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry

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in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

605-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.
SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of The Bronx.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch handsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, ½ times height district the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-336 West 58th street and 20 West 60th street, Block 1049, Lot 29, and Block 1112, Lot 25, Borough of Manhattan.

CALENDAR

306-55-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

718-54-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application September 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle and 20 West 60th street, southwest corner and 325-335 West 58th street, northwest corner of Columbus Circle, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

Remaining Minutes of the Meeting of May 3, 1955.

864-51-BZ

APPLICANT—Max Horn, for Fenimore Rag Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the change in occupancy of second floor of existing building from storage of auto parts to junk storage and permitting a one story extension to existing building to be used for the storage of junk.

PREMISES AFFECTED—653-657 Parkside avenue, north side, 292 ft. 6 in. west of Nostrand avenue, Block 5050, Lots 66, 68 and 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 2, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on July 20, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1953, as *amended* by resolution adopted on July 20, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. 3461/51)

418-31-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment, adding wall—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permit-

ting in a business use district, the demolition of existing wood and metal structures and the erection of an extension to existing gasoline service station accessory building; to provide 13 one-car garages, lubritorium, car washing, motor vehicle repairs, wheel alignment, brake testing, storage and sale of accessories and office.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III and set for hearing June 1, 1955, at 10 A. M., subject to the regular procedure, to permit two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

1148-38-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Neill Supply Co., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 21 and 19A of the zoning resolution, permitting in a residence use district, the erection and maintenance of a warehouse and office with an entrance to loading berth nearer the intersection than is permitted (previously granted by the Board, the parking and storage of motor vehicles and later amended to include storage of pipe, all for a term of years—expired December 9, 1954).

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II and set for hearing May 24, 1955, at 10 A. M., subject to the regular procedure, to permit two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

MINUTES

762-49-BZ

APPLICANT—Ingram S. Carner, for Neil and Altberg, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from garage for more than five motor vehicles, to a factory and storage warehouse for plumbing supplies, and the cutting and threading of pipe, for a term of ten years.

PREMISES AFFECTED—47-35 to 47-43 49th street, east side, 195 ft. north of 48th avenue, Block 2287, Lot 10, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing May 24, 1955, at 10 A.M., subject to the regular procedure, to permit two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

135-49-BZ—Vol. II

APPLICANT—Leonard A. Swarthe, for Krekor and Pauline Seian, owners.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension in uses, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the change in occupancy from welding and ignition to gasoline service station, office, parts storage, and parking and storage of more than five motor vehicles on the unbuilt upon portion of the lot.

PREMISES AFFECTED—1773 East Gun Hill road, north side, 125 ft. east of Wickham avenue, Block 4806, Lot 44, Borough of the Bronx.

APPEARANCES—

For Applicant: Leonard A. Swarthe.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

441-51-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Joseph Coscia, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously denied under sections 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the alteration and extension of existing building, using more than the area permitted and without the required rear yard; and to permit the change of use from storage garage for more than five motor vehicles and auto repair shop to storage garage for more than five motor vehicles, auto repair shop, lubrication, car washing and office on first floor, and storage garage on second floor (previously withdrawn without prejudice).

PREMISES AFFECTED—353-367 91st street, north side, 154 ft. 8½ in. west of 4th avenue, Block 6081, Lots 77, 78 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

564-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, owner.

SUBJECT—Application for consideration—reopening as Vol. II extension of uses, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence and local retail use district, the erection and maintenance of a kiddie park, miniature golf course, golf driving range, baseball batting range and storage shed, and permitting the parking of patron's cars (no fee to be charged) all for a term of years.

PREMISES AFFECTED—229-01/230-21 (Official 230-11) Northern boulevard, north side, from Alley Pond to 231st street, Blocks 8083, 8084, 8085, Lots 25, 35, 99, 142, 127, 3, 1, Douglaston, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

674-52-BZ

APPLICANT—Lama, Proskauer and Prober, for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application for consideration—reopening and restore to the docket—re Application (decision of the borough superintendent), previously withdrawn, under sections 7f, 7i, 7A and 7h of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, sales and storage accessories, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection; for a term of fifteen years.

PREMISES AFFECTED—21-04 21st avenue and 21-01 to 21-09 21st street, southeast corner, Block 880, Lot 46, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure, for consideration of proposal as Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

796-52-BZ—Vol. II

APPLICANT—Max Ehrlich, for Swire Building Corp., owner.

MINUTES

SUBJECT—Application for consideration—reopening as Vol. II as to new facts and changes—re Application (decision of the borough superintendent), previously denied, under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of existing building, without the required set-back from building line.

PREMISES AFFECTED—191-193 Irwin street, northeast corner of Oriental boulevard, Block 7517, Lot 992, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Ehrlich.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, for rehearing based on alleged new facts.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 4:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 1, 1955, as they appeared in Bulletin No. 10, Vol. 40, are hereby corrected to read as follows:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 781-49-SA

Subject: Amendment to resolution as to additional size of gas fired drying tumbler.

Ace Cabinet Corp., New Bedford, Mass., requested by letter dated January 30, 1953, that the resolution adopted February 15, 1950 under Cal. No. 781-49-SA be amended so as to include an additional model. The application was reopened by a vote of the Board February 17, 1953.

Purpose

The appliance, a gas heated commercial drying tumbler is to be used for the drying of clothes by forcing hot air through the tumbling clothes.

Description

The requested model is similar to the model approved by the Board February 15, 1950 under Cal. No. 781-49-SA differing only in so far as the depth of the basket, and a change in design of the lint trap. The new model has a basket of either 18", 24" or 30" deep instead of the 18" depth of the approved model and the lint trap is of the pull out type instead of the fixed type. The cabinet has been changed to the extent of having a glass door and chrome trim.

There has been no changes in the heating equipment or safety controls.

Inspection and Test

The requested model was inspected by Asst. Engr. J. A. Darts, Committee on Test and the changes noted as herein described.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee recommends that the resolution adopted February 15, 1950 under Cal. No. 781-49-SA be amended so as to include the Models D-21, D-28 and D-35 as herein described on condition that the requirements of the resolution adopted February 15, 1950 under Cal. No. 781-49-SA be complied with.

* Correction: *Description*—add, of either 18", 24" or 30".
Recommendation—add Model Nos. D-21, D-28 and D-35.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on February 23, 1955, as they appeared in Bulletin No. 9, Vol. 40, are hereby corrected to read as follows:

CORRECTED REPORT OF COMMITTEE ON TEST

Re: Cal. 371-53-SM—Vol. II

Subject: Amendment to resolution as to Acousti-Line "Heavy-Duty Metal Suspension Ceiling".

W. L. Gates for the Celotex Corporation requested by filing an application dated July 23, 1954, that the resolution adopted September 22, 1953 under Cal. No. 371-53-SM be amended so as to include the Heavy-Duty Metal Suspension Ceiling. The application was reopened under Cal. No. 371-53-SM—Vol. II, by a vote of the Board on September 14, 1954.

Purpose

The system is a suspended incombustible ceiling.

Description

The system consists of hangers and channels spaced and installed in accordance with the requirements of C-26-461.0 Administrative Building Code. At right angles to the channels and spaced 54 inches on centers, steel panels, 6¾ inches wide by 1¾ inches high by 108 inches, of 24 gauge, are clipped to the channels by means of 12 gauge steel wire clips, the clips going over the channel and hooking into the panel. The acoustical tile 12 inches by 24 inches is then set in pairs, end to end between panels, so that the outer 12 inch edge of each pair of tiles is supported by the lower flange of the steel panel. A metal tee spline 47½ inches long is then placed in the kerfs of the 24 inch sides of the tile between the steel panels. The lower flange of the steel panel is so designed as to support the ends of 48 inches long recessed light troffers.

Inspection and Test

A sample ceiling was inspected and tested at Elizabeth, New Jersey in the presence of Asst. Engr. J. A. Darts, Committee on Test and V. Jacobson and W. L. Gates representing the applicant. The system was loaded so that on the pan itself carried a load of 88 lbs., to simulate a light troffer, four feet long, weighing approximately 10 to 12 lbs. per foot of length of troffer; at this load there was a deflection of 0.08 inches.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted September 22, 1953 under Cal. No. 371-53-SM—Vol. I, be amended so as to include the Acousti-Line Heavy Duty Metal Suspension System, when constructed and installed as herein described, on condition that the requirements of the resolution adopted September 22, 1953 under Cal. No. 371-53-SM—Vol. I be complied with.

The Committee further recommends that recessed light troffers weight between 10 and 12 lbs. per foot may be supported on the panel.

* Corrections: Subject—Add word Acousti-Line. *Recommendation*—4th line—Add word Acousti-Line.

REGULAR MEETING

TUESDAY MORNING, MAY 10, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 26, 1955, were approved as printed in the Bulletin of May 3, 1955, Vol. 40, No. 18.

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911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the residence and business use district, the extension in area and use of existing gasoline service station, to include lubricatorium, auto laundry (non automatic), motor vehicle repairs; and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Arnold Granereo and Anna Mastropaolo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution to permit in a residence and retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—222-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Joseph Lynch.

For Opposition: Edward Sharf, Gerald J. Tucker, Charles F. Safarik, Frieda Lieblein, Matilda T. Safarik, R. L. Williams, Rabbi Joseph Levinson and John Suesmond.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the use of portion of the cellar as an architect's office (originally intended as a doctor's office).

PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz, Alvin C. Berger and Carl Heim Berger.

For Opposition: Dr. Max Goldberg, Tillie M. Kahn, V. S. de Marchi, Marie Giorbano, M. Avila, A. Jodaro, Marie de Marchi, Helen M. Raia, Mrs. Henrietta Haack and Leon Brofsky.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. IV—re (decision of borough superintendent) under sections

7e and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. Stone and Morris Brody.

For Opposition: Arthur H. Goldberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

511-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Abram Shlefstein and Leonard Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M. at request of an objectant, applicant concurring.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and Irving London.

For Opposition: Joseph C. Buerkle, Theresa Clausen, Pauline Decker, Elizabeth We'has, Ann Crea, Mary Garvey, Florence Cantwell, Catherine V. Garvey and Philip Berman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for statement from applicant as to proposed tenancy; hearing closed.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, motor vehicle repairs, showroom for new and used

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cars, parts department and office and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: J. H. Hoffnagle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M. for consideration; hearing closed.

424-52-BZ

APPLICANT—Schatz Systems, Inc., lessee, for Samuel Danzig, owner.

SUBJECT—Application reopened April 12, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—43-45 West 67th street, north side, 100 ft. east of Columbus avenue, Block 1120, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Mervin Danzig.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M. for applicant to file new decision of borough superintendent and for decision by the Board.

367-53-BZ

APPLICANT—Reginald S. Hardy, for Constance Counes, owner.

SUBJECT—Application May 13, 1953—re (decision of the borough superintendent) under sections 7e and 7f of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3632-3640 Eastchester road and 1167-1175 East 222nd street, northeast corner, Block 4901, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to October 18, 1955, at 10 A. M. for inspection and decision; hearing closed.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Cepollaro, owner, Rose Cepollaro, Executrix.

SUBJECT—Application September 13, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district, to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: Austin Graham.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 17, 1955, at 10 A. M. for applicant to file revised plans showing additional fences along easterly lot line and Rochelle street, and for decision; hearing previously closed.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business building (warehouse), with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn and Harry Wolsky.

For Opposition: Joseph Schmidt and J. C. Ulk.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the erection and maintenance of a one family dwelling without the required set back.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Arthur Miller.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use G1 area district, the erection and maintenance of twelve (12) one family dwellings without the required set back.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corners of 133rd drive and 133rd road; west side of Hook Creek boulevard 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue; Block 13210, Lots 1 and 4; Block 13211, Lots 1, 7 and 8; Block 13217, Lots 33, 43, 45 and 47; Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons and Arthur Miller.

For Opposition: Frank Carrion, Thomas F. Hickey, Joseph A. Kelly, Alice R. Kelly and Antoinette Carrion.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

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973-54-BZ

APPLICANT—Albert E. Deer for Esso Standard Oil Co. owner.

SUBJECT—Application December 27, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the reconstruction of existing gasoline service station to include, motor vehicle repairs, lubritorium, car washing and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Edward Sullivan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for inspection and decision; hearing closed.

617-31-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co. Inc., Rose Razzetti, Adele M. Razzetti and Josephine M. Razzetti, owners.

SUBJECT—Application November 16, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district, the reconstruction and extension of existing gasoline service station (previously granted by the Board), and the demolition of existing accessory building and the construction of a new accessory building to be used as a lubritorium, car wash, motor vehicle repairs, storage and sale of accessories, and office; and to permit the installation of a pit for the lubrication of trucks and the addition of six 550 gallon storage tanks and the reconstruction of curb cuts and to permit the parking and storage of motor vehicles on open area of plot.

PREMISES AFFECTED—1294-1310 Sedgwick avenue, east side, 143.35 ft. south of West 169th street, Block 2530. Lots 28, 32 and 40, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Sedgwick avenue are in residence and business use, B area, class 1¼ and class 1½ height districts; West 169th street is in a residence use, B area, class 1¼ and class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 22, 1954 acting on N.B. Applic. 824-54, reads:

"1. In a business and residence district the proposed reconstruction and extension of the existing gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store, parking and storage of motor vehicles is contrary to Art. II Sec. #3 & Sec. #4 of the Zoning Resolution & to Resolution of the Bd. of S. & A. Cal No. 617-31-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 244.18 ft. frontage by 100 ft. in depth, irregular, on which is located a gas station having legal metes and bounds of 164.48 ft. on the former building line of Sedgwick avenue, 73.82 ft. on the northerly lot, irregular along the easterly and southerly lot lines, consisting of four 550 gallon buried gas tanks, four dispensing pumps, a one story building of class 3 construction having a frontage of 28 ft. and a depth of 26 ft., and being used for lubritorium, car washing and minor auto repairs, and store; that adjoining the building to the north there is an open grease pit; that the entire plot is concrete paved and there are three 30 ft. curb cuts along Sedgwick avenue; that the open area is being used for parking and storage of motor vehicles; that the existing gas station was erected under permit No. 498-1936 under Cal. No. 617-31-BZ, and for which certificate of occupancy No. 90 was issued for a gas station on March 10, 1938; and

WHEREAS, the applicant states that the premises are in class B area district; that part of the premises within 100 ft. of Sedgwick avenue is in a business use district and a class 1½ height district and that part of the premises beyond 100 ft. of Sedgwick avenue is in a residence use district and a 1¼ height district; and

WHEREAS, the applicant states that it is proposed to maintain the present uses of gas station, car wash, minor auto repairs, lubritorium, store and parking and storage of motor vehicles, demolish the existing structure and erect a new, modern accessory building containing the conjunctive uses of lubritorium, car wash, minor auto repairs, utility room and store, having a frontage of 55 ft. and a depth of 27 ft. 8 in., one story in height, of class 3 construction; that it is also proposed to install one open truck pit, relocate the gas pumps and add six new 550 gallon gas tanks, making a total of 10, install four 30 ft. curb cuts along Sedgwick avenue, extend the gas station to a final plot size of 244.18 ft. along the new building line of Sedgwick avenue, 49.53 ft. along the northerly lot line and irregular along the southerly lot line and along West 169th street; that the open area will be used for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that inasmuch as the present gas station is a legal use, the widening of Sedgwick avenue has reduced the depth of the station, so that the extension to the south is required for normal operation of this station; that the gas station has been in constant use since 1938 and has therefore shown the need for this service and its extension will allow the owners to render a more efficient service to the public; that Sedgwick avenue is a main auto lane and as such the present gas station and its extension are entirely within keeping at this point; that the removal of the existing building and its replacement with a new and modern building will improve the appearance of the entire neighborhood; and

WHEREAS, the applicant states that ½ interest in lots 28 and 40 has been held by Adele M. Razzetti and Josephine M. Razzetti since June 12, 1916 and the other half by Rose Razzetti since May 18, 1950; that the assessed valuation of land is \$18,500 and of the building \$4,000 making a total of \$22,500; that the building was erected in 1938; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 17, 1932, as thereafter amended by resolutions adopted through November 9, 1937, by adding thereto:

"that in the event due to the proposed widening of Sedgwick avenue, the owner desires to rearrange the existing gasoline service station and to extend the area to the south, substantially as proposed and as indicated on plans filed with this application, marked "Received November 16, 1954," 6 sheets, such extension of area and reconstruction of the building for the uses proposed may be permitted, provided the proposed accessory building complies with the requirements of the Building Code therefor; that there shall be no cellar in such building;

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that the building shall be faced with face brick; that a truck lift may be installed where shown; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and with the resolutions above cited where not inconsistent with this resolution; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that the existing pumps may remain, provided they are not less than 10 feet from the street building line; that the arrangement of the toilet facilities shall be changed so as to separate the doors thereto; that under Section 7i, minor auto repairing may be permitted with hand tools only, within the accessory building; that parking of cars may be permitted, but so parked as not to interfere with the servicing facilities; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

170-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Hermine Corlis, owner, Socony Vacuum Oil Co. Inc., lessee.

SUBJECT—Application February 11, 1955 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the maintenance and reconstruction of existing gasoline service station, store, lubritorium, car wash, motor vehicle repairs, and to permit the parking of cars waiting to be serviced (previously granted by the Board for a term of years—expires April 10, 1955).

PREMISES AFFECTED—79-05 Little Neck parkway and 253-02 to 253-08 Union turnpike, southeast corner, Block 8690, Lot 63, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 1, 1955 subject to regular procedure, to consider alteration, additional tanks and other items; and

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Little Neck parkway are in a retail use, D area, class 1 height district; Union turnpike is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated February 10, 1955 acting on Alt. Applic. 2270-54, reads:

"1. The extension of an existing gasoline service station, office, heater room, & lubritorium in a retail use district, to include car washing, minor auto repairs & parking of cars awaiting service, is contrary to Art. 2 Sec. 4A of Zone Res. & is contrary to B. of S. & A. Res. Cal. 170/37/BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 99.37 ft. frontage by 61.98 ft. in depth, irregular; that as of July 15, 1916 the premises were in a business use district and received its present use designation on July 28, 1946; that the premises are presently developed with a gasoline service station consisting of four 550 gallon gas tanks, four dispensing pumps and an accessory building one story in height, of class 3 construction, having a frontage of 47 ft. 2½ in. and a depth of 28 ft. 3 in., irregular, and is being used for lubritorium, car washing, minor auto repairs, store

and heater room; that the open area is being used for parking of cars awaiting service; that the gas station was established under permit No. 969 of 1937 and under Cal. No. 170-37-BZ; that certificate of occupancy No. Q-34973 was issued June 6, 1949 for gas station, office, heater room and lubritorium, and expires April 10, 1955; and

WHEREAS, the applicant states that it is proposed to maintain the existing uses of gas station, store, heater room, lubritorium, car wash, minor auto repairs and parking of cars awaiting service; that it is also proposed to replace the existing parkway type pumps with new approved low type gasoline pumps 15 ft. from the building, install four additional 550 gallon gas tanks, making a total of eight 550 gallon gas tanks, enlarge the two existing curb cuts on Union turnpike to 30 ft. each, rebuild the curb on Little Neck parkway so as to have one 20 ft. cut and one 22 ft. cut, remove the planted area at the intersection of the building lines and erect a 12 in. high concrete island 5 ft. along each building line, at the intersection of Union turnpike and Little Neck parkway, reduce the planting along the southerly building line to a minimum of 5 ft.; and

WHEREAS, the applicant contends that this gas station has been in continuous operation since the issuance of the certificate of occupancy; that Little Neck parkway and Union turnpike are heavily trafficked auto lanes and as such the rehabilitation of the station will be entirely within keeping at this point; that the remaining 5 ft. planted area along the southerly lot line will still act as a buffer for adjoining residences; and

WHEREAS, the applicant states that the present owner has held title to the property since June 4, 1935; that the assessed valuation of land is \$36,000 and of the building \$11,000 making a total of \$47,000; that the building was erected in 1946; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 12, 1938, as thereafter amended by resolutions adopted through November 7, 1945, by adding thereto:

"that in the event the owner desires to reduce the amount of planting heretofore required and to arrange the curb cuts now in conformity with the prior resolution so as to provide two curb cuts to Little Neck Parkway, each not over 20 feet in width and two cuts to Union Turnpike, each 30 feet in width and to remove the pumps and change their location so as to be not nearer than 15 feet to a street building line, all as proposed and indicated on plans filed with this application marked 'Received February 11, 1955', 7 sheets, such changes may be permitted, on condition that in all other respects the resolutions above cited shall be complied with; that the proposed pumps shall be of an approved low type; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the term of this variance may be for ten years from the date of this amended resolution, under section 7f; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within six (6) months from the date of this amended resolution."

232-48-BZ—Vol. III

APPLICANT—Rudolph C. P. Boehler, for S. S. Glauber, Inc., owner.

SUBJECT—Application February 27, 1951 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change of use from testing laboratory to factory use (previously denied by the Board).

PREMISES AFFECTED—536-544 East 80th street and 10-16 East End avenue, southwest corner, Block 1576, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Rudolph C. P. Boehler.

MINUTES

For Opposition: Julius H. Sherman and Louis Okin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on April 3, 1951 subject to regular procedure and restored to calendar; and

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 80th street and East End avenue are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 6, 1954 acting on amendment to Alt. Applic. 193-48, reads:

"1. Changing from one non-conforming use (testing laboratory) to another non-conforming use (factory) in a Residence use District is not permitted. Art. II para. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 123 ft. frontage by 102 ft. 2 in. in depth, on which is located a building partly 3-story and cellar and partly a two-story cellar situated on the southwest corner of East End avenue and East 80th street, fronting 102 ft. 2 in. on East End avenue and 123 ft. on East 80th street; that the two story building is known as No. 10-12 East End avenue and was always and is now classified as a factory building of non-fireproof construction; that the three story part of the building is known as No. 536-40 East 80th street and is of fireproof construction; that this building is located in a B area district, residence use district and a 1½ height district; that the height and area district designations have not changed since July 25, 1916; that prior to July 25, 1916 this building was located in an unclassified district; that after July 25, 1916 up to January 26, 1928 this building was still located in an unclassified use district; that on January 26, 1928 this district was designated as residence; and

WHEREAS, the applicant further states that the entire building, when erected in 1888 was designed as a light and power plant with 14 boilers and a smoke stack of 6 ft. 6 in. by 10 ft. inside dimensions, together with a coal bunker for 500 tons of coal; that there were a number of dynamos on the 2nd floor driven by steam and generating electricity for light and power, which was sold to a great number of consumers throughout the neighborhood; that this building, when approved, was classified as a factory building and used as such until 1904; that from 1904 until 1935 the entire building was used as an electric testing laboratory, where remodeling and refitting of motors and other electrical equipment was done and was always classified as a factory; that from 1935 to 1942 the building was mostly vacant; that from 1943 until 1945 the building was used as a storage warehouse for plumbing fixtures and for fitting and cutting of piping and repairing of plumbing fixtures, with more than 12 men employed in manufacturing and under the jurisdiction of the fire department; that in 1945 the entire building was leased for manufacturing purposes and was under the jurisdiction of the fire department; that the entire building is vacant at the present time and does not contain any machinery of any kind; and

WHEREAS, the applicant states that it is proposed to install a new fireproof stairway in building No. 10-12 East End avenue and to install fireproof partitions and self-closing doors around the stairway in building No. 536-40 East 80th street in order to comply with the rules and regulations of

the labor laws and the department of housing and buildings in regard to a factory for light manufacturing; and

WHEREAS, the applicant contends that the owner is willing to spend a considerable amount of money to comply with all rules and regulations; that due to the fact that the two story factory building known as No. 10-12 East End avenue is classified as a factory and is connected with the three story factory building known as 536-40 East 80th street and which has been used as a factory since it was erected, a variation is requested to permit the continuation of the present use of the building as a factory; and

WHEREAS, the applicant states that the present owner has held title to the property since April 20, 1942; that the assessed valuation of land is \$152,000 and of the building \$8,000 making a total of \$160,000; that the building was erected in 1888; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that the building should not be continued or remodeled at great expense to a factory; that its present assessed value indicates that the building has outlived its usefulness and should be replaced with a conforming building in keeping with the adjacent buildings along East End avenue; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 193-48, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

212-52-BZ

APPLICANT—Reginald S. Hardy, for U. K. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use, C area district, the erection and maintenance of a building (stores) using more than the area permitted, (premises now in a residence use district).

PREMISES AFFECTED—800-816 Empire boulevard, south side, 354 ft. east of Troy avenue, Block 1427, Lot 20. Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on November 12, 1952 this application was granted by the Board on certain conditions, under section 21 of the zoning resolution, as to area, to permit in a business use, C area district the erection and maintenance of a commercial store building; and

WHEREAS, on December 15, 1953 the application was reopened and time to complete was extended; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on March 29, 1955, and set for hearing on May 3, 1955 at 10 A. M., subject to regular procedure waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider extension of time to complete in view of the time permitted to complete as stated in resolution adopted November 12, 1952 as amended by resolution adopted December 15, 1953 having expired on November 12, 1954 and to consider affirmation of the resolution adopted November 12, 1952, in view of the change in zoning; and

MINUTES

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for applicant to obtain and file a decision of the borough superintendent; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1955 acting on N.B. Applic. 19-52, reads:

"1. Proposed construction of one story class 3 structure located on a lot within a C area district to occupy entire area of lot violates Art. IV Sec. 13b Bldg. Zone Resolution.

2. Proposed use of structure located within a lot in a residence use district for "stores" violates Art. II Sec. 3 Bldg. Zone Resolution."

and

WHEREAS, the applicant contends that since the action of the Board under this calendar number, this property has been rezoned so that it is now located within a residence use district.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 12, 1952 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution, N. B. 19-52, as disapproved by the borough superintendent under date of May 6, 1955, reaffirming the decision of the Board as to use of the premises now in a residence zone and formerly in a business zone; under the conditions as stated in the resolution adopted November 12, 1952."

623-53-BZ—Vol. II

APPLICANT—Max Horn, for James J. Wolfson, Sidney M. Siegel and David Koss, owners.

SUBJECT—Application September 15, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit, for a term of twenty years, in a residence use district, the erection and maintenance of a business structure (stores) and to permit the parking of patrons' and employees' motor vehicles on unbuilt upon portion of plot (previously withdrawn re, permit the erection and maintenance of a gasoline service station).

PREMISES AFFECTED—60-01 to 60-31 Beach Channel drive and 305-321 Beach 60th street, southwest corner; 60-02 to 60-30 Arverne boulevard, Block 385, Lot 42, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 28, 1954 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Beach Channel drive, Beach 60th street and Arverne boulevard are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated September 13, 1954 acting on N.B. Applic. 2866-54, reads:

"1. The construction of stores and parking for patrons & personnel in a Res. use Dist., is contrary to Art. 2 Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 316.54 ft., 293.31 ft. and 173.36 ft., triangular in shape, presently vacant; that the property is in a residence use, D area, having been changed on September 12, 1949 from business D; that it is proposed to build a group of 9 stores including a super market, with parking area, which will serve the shopping needs of a growing residential area, to the east and west, including proposed apartment houses in block 380; that the owners of the block under appeal also own block 384 between Beach Channel drive and Arverne boulevard and it is intended to build an apartment house on this plot in the near future; and

WHEREAS, the applicant contends that there is no shopping center on the entire length of Beach Channel drive, from about 115th street in Rockaway park to Mott avenue in Far Rockaway, except for a few isolated stores around Beach 68th street; that the proposed store block, with a frontage of 316 ft., would be a modern, complete local retail shopping center, modern in design with stone piers, enamel metal or marble faced cinder concrete front, and parking facilities for patrons is to be provided; and

WHEREAS, the applicant states that the present owner has held title to the property since January 21, 1953 and that the assessed valuation of land is \$8,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of twenty years to permit the premises to be developed with a business structure substantially as proposed and as indicated on plans filed with this application marked, "Received, September 15, 1954" (4 sheets), and to permit in connection with such structure the use of the portion of the premises where proposed along Arverne Boulevard and Beach 60th Street, as shown on such plans, for parking solely for the employees and patrons of the proposed store building; that in all other respects the store building shall comply with all laws, rules and regulations applicable when located in a local retail district; that the parking space shall be levelled substantially to the grade of Beach 60th Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the building lines of Arverne Boulevard and the now proposed building line of Beach 60th Street a woven wire fence of the chain link type not less than five feet six inches in height including a masonry base, with no openings therein except two for entrance and exit to Beach 60th Street, as shown; that such openings shall be fitted with gates of a similar construction to the fence; that opposite such openings there may be two curb cuts located approximately where shown to Beach 60th Street, no more than twelve feet in width each; that such gates shall remain locked except when the premises are open for business; that signs shall be restricted to a permanent sign attached to the fence at the entrance advertising the limited parking use, such sign shall not exceed fifteen square feet in area and shall not be illuminated and shall not extend beyond the building line; that all other signs shall comply with the requirements for signs on premises located in a local retail district but shall not include any pylon or other sign on or above the roof; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

400-54-BZ

APPLICANT—Leonard F. Rothkrug, for 29 Morrell Street Realty Corp., owner.

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SUBJECT—Application May 14, 1954 (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit in an unrestricted use district a loading berth with an entrance less than the required height.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Morrell street and Cook street are in unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1954 acting on Alt. Applic. 619-54, reads:

"3. Provisions required for off street loading & unloading as per Sect. 19A of the zoning resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 75 ft. in depth, on which is located a building covering entire lot, five stories, 57 ft. in height, of class 3 construction; that this building was erected in 1910, originally used for baths on the 1st and 2nd floors and manufacturing lofts on the 3rd, 4th and 5th floors, converted to a public bath and dwellings in 1939 and to its present factory use in 1952; that temporary certificate of occupancy No. 127957, expiring October 8, 1958 was issued in 1950 providing for occupancy as follows: Cellar—storage and boiler room; 1st floor—baths; second floor—baths and restaurant; 3rd and 4th floors—baths; 5th floor—baths and 1 family—note—persons accommodated are either male or female—no overnight occupancy on 4th and 5th floor (Baths); that the Board of Estimate granted approval for existing outside stairway for a period of 10 years, expiring October 8, 1958, revocable at any time by resolution of the Board of Estimate; that Cal. No. 343-47-A, granted by the Board on July 22, 1947 was an appeal from the decision of the borough superintendent to omit the enclosure of the existing outside stairway; that the building is presently occupied on all floors for the storage and manufacturing of electrical parts; and

WHEREAS, the applicant contends that the building has been extensively altered to provide for the changed occupancy; that provision has been made for off street loading and unloading in accordance with the structural limitations of the building and in accordance with business needs; that the building was altered at about the time section 19-A became effective and the owner was not aware of the new requirements of the zoning resolution; that the off-street loading provisions have nevertheless been satisfactory since the manufacture of electrical parts does not necessitate the use of big trailer trucks; that the height of the off-street loading berth and of the entrance is 11 ft. 2 in., and in order to provide any additional height it would require a costly structural change to the 2nd floor; that the depth of the loading berth is determined by the existing interior stairs and the existing outside stairway; and

WHEREAS, the applicant states that the present owner has held title to the property since December 2, 1952; that the assessed valuation of land is \$4,400 and of the building \$40,600 making a total of \$45,000; that the building was erected in 1910; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, subdivision j of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 19A subdivision j to permit the loading berth as proposed and as indicated on plans filed with this application marked, "Received, May 14, 1954" (one sheet, area plan) and "March 10, 1955" (12 sheets) on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 401-54-A and the terms of resolution adopted under Cal. No. 373-47-A, insofar as applicable to the existing exterior stair; that there shall be a partition erected across the loading space so that the stairs and elevator will exit direct to street; that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months of the date of this resolution.

401-54-A

APPLICANT—Leonard P. Rothkrug, for 29 Morrell Street Realty Corp., owner.

SUBJECT—Application May 14, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—25-29 (29-31 displayed) Morrell street, west side, 51 ft. 9 in. south of Cook street, Block 3121, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 29, 1954, on Alt. App. 619/54, reads:

"1. Proposed factory in a Class 3 constructed bldg. 5 stories in height is contrary to Sect. 270 of the Labor Law.

2. The means of egress from all floors to comply fully with Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 5 stories, 57 feet in height, 50 by 70 feet in area, of Class 3 construction, erected in 1910 on a lot 50 feet front by 75 feet in depth, in an unrestricted use, B area, Class 1½ height district; used and occupied since 1952: cellar—storage and boiler room; 1st floor—manufacturing electric parts and storage, 8 persons; 2nd floor—manufacturing electric parts and office, 7 persons; 3d, 4th and 5th floors—manufacturing electric parts and storage, 6 persons on the 3d, 13 on the 4th and 11 on the 5th floors; that no change in use or occupancy is now proposed; that the building is provided with one interior 3 ft. wide steel stairs, fireproof enclosed, equipped with fireproof, self-closing doors extending from roof bulkhead direct to street and one fire escape at front extending to street by stair; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, the applicant states that the building was erected in 1910 for baths on the 1st and 2nd floors and manufacturing lofts on the 3d, 4th and 5th floors and converted to a public bath in dwellings in 1939 and converted to its present factory use in 1952; that in 1950 temporary certificate of occupancy No. 127957 was issued to expire October 8, 1958,

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permitting the following use and occupancy: cellar—storage and boiler room; 1st floor—baths, 72 persons; 2nd floor—baths and restaurant, 91 persons; 3d and 4th floors—baths, 77 persons per floor; 5th floor—baths and 1 family, 41 persons; that the Board of Estimate on October 8, 1948, granted approval for the existing outside stairway for a period of ten years; that the Board of Standards and Appeals under Cal. 343-47-A on July 22, 1947, permitted the omission of the enclosure on existing outside stairway; that the building was substantially altered and modernized prior to the present factory occupancy; that there are two means of exit to the street and from cellar and all floors, one consisting of a 3 ft. wide interior stair and the other an exterior stair permitted by the Board to remain unenclosed under Cal. 343-47-A; that there is one tenant occupying the entire building; that all doors to the stair enclosure and along the course of the fire escape are 1½ hour firetest, fireproof, self-closing and windows on the course of the fire escape and throughout the building have been replaced with new steel windows; and

WHEREAS, the applicant contends that the single tenant occupying the entire building is less hazardous than the prior use and occupancy for which the certificate of occupancy was issued and in view of these facts it is requested the Board grant a variation of the requirements of the Labor Law and permit the continuance of the existing use in the building; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 619-54, Objection No. 1 and 2 and that the appeal be and it hereby is *granted, on condition* that the building shall not be increased in height or area beyond the five stories as proposed: that the means of egress from all floors may be as proposed and as indicated on plans filed with the application for a zoning variance under Cal. No. 400-54-BZ, and in accordance with the resolution adopted thereunder on this day; that such fire fighting equipment shall be installed as the Fire Commissioner shall find necessary; that the exterior stairway to the street, formerly permitted when the building was occupied as a public bath, may continue only during the term for which such stairway was permitted by the Bureau of Franchises of the Board of Estimate in connection with public bath occupancy or until terminated on or prior to October 8, 1958 and; that a new certificate of occupancy shall be obtained.

791-54-BZ

APPLICANT—David Kraus, for Lawmark Realty Co. Inc., owner.

SUBJECT—Application October 13, 1954 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use district the change in occupancy of four story structure, from private office, dwelling for one family, maid's rooms and kitchen, to professional offices on 1st, 2nd and 3rd floors, with apartment on 4th floor, and to permit the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus, John P. Fox and Julius Hallheimer.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 36th street and Lexington avenue are in a residence use, B area, class 1½ height district; and

WHEREAS, the decisions of the borough superintendent, dated September 15, 1954 acting on N.B. Applic. 51-54 and Alt. Applic. 1012-54, read:

"6. Proposal to erect a structure, arranged to be used for commercial use, in a residence use district, is contrary to Art. II Sect. 3 of the Zon. Resol.

7. In accordance with Sect. 17 of Art. IV of the Zon. Resol. a rear yard must start at the curb level.

"3. Proposal to occupy subject premises, located in a residence use district, as professional offices is contrary to Art. II Sect. 3 of the Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 16.2 ft. frontage by 98.9 ft. in depth on which is located a four story and cellar building at the front, having a width of 16.2 ft., a depth of 60 ft. and a height of 45 ft.; that at the rear portion of the site is a one story structure recently erected having a width of 15.7 ft., a depth of 11 ft. 4 in. and a height of 7 ft. 2 in.; that a search of the records at the department of housing and buildings revealed nothing as to the age of the front building; that this building has been approved for office, maids' rooms and residence; that a copy of the certificate of occupancy for the front building is submitted with this application; that it is proposed to change the occupancy for the front building to professional offices, residence and caretaker's apartment and to obtain acceptance of the recently erected structure at the rear of the property; and

WHEREAS, the applicant further states that the present owner, who recently acquired the premises, proposes to use the same for the occupancy of four attorneys, one of whom uses the 4th floor as his residence; that all the offices in the building are used in a highly selective professional capacity which handles a chosen and high type of clientele; that for some 9 years prior to their occupancy and the acquisition of the building by the present owner, it was used and occupied as law offices to the extent of 2 to 3½ of the four floors above the basement; that the building at all times met with the approval of other persons in this area and the Title Guaranty & Trust Company, by its policy of title insurance, insured that the structure might be continued for use as a residence or for professional offices notwithstanding an old restrictive covenant (similar to the zoning ordinance), on the theory that continued prior occupancy and change in the character of the neighborhood could be no longer considered effective; that the Murray Hill association, an organization consisting of property owners in this neighborhood and keenly interested in maintaining the standard of the neighborhood, both prior to the acquisition of the premises and since has unqualifiedly approved the occupancy; that it was only after ascertaining that this association approved the occupancy, that the premises for some 9 years immediately prior had been used for law offices, that the title company would insure against the covenant, that no violations were on file and that any number of buildings in the area were being used for not only professional use but for commercial purposes, that the premises were acquired; that now after the present owner has spent many thousands of dollars in repairs, redecorating, refinishing and rehabilitating the entire building, both on the interior and exterior and making it probably the most presentable building on the street, that the occupancy is challenged; that the entire front of the building has had all stone work repaired and has been refinished with great care to preserve its residential character; that no portion of the premises will be used at any time for a profession not recognized as such by the Board of

MINUTES

Regents; that there are various commercial uses throughout the entire neighborhood of a much less desirable type than the one proposed; that many changes have taken place in this area in the past number of years and particularly this street which now is the principal artery for heavy east bound vehicular traffic leading directly to the Queens midtown tunnel; that the former certificate of occupancy permitted limited professional use, but modern legal practitioners cannot properly function in space the equivalent of a single room; and

WHEREAS, the applicant contends as to objection No. 6, the structure in question at the rear of the premises consists of a class 3 building having masonry enclosure walls and a wood beam roof; that the entire area of the structure is 185 sq. ft. having a total height of 7 ft. 2 in. from the finished floor to the top of the roof beams; that it will have an exceptionally limited use for the purpose only of storing small items of office files and equipment including varied items from the residence portions of the building; that no rubbish will be allowed to accumulate and no person will be employed in this structure; that many properties adjoining have sheds of varied types used for varied purposes, all of which are old; and

WHEREAS, the applicant contends as to objection 7, that the storage shed which is located on the rear lot line and for a partial distance on both side lot lines is partially below curb grade; that the roof of this structure is below the fence of the property at the rear, 8 in. above the garden wall separating the adjacent property on the east and 3 in. above the garden wall separating the adjacent property on the west; that as a result of its location and very limited height it has no adverse effect on light and ventilation of adjacent properties; that this shed cannot be seen from the yard level of adjacent properties; that the building at the front of this property still has a yard of ample depth so that the light and ventilation of rooms and spaces in the building is not affected; and

WHEREAS, the applicant states that the present owner has held title to the property since February 1, 1954; that the assessed valuation of land is \$24,000 and of the building \$8,000 making a total of \$32,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7 e for a term of five years to permit the building to be occupied as proposed and as indicated on plans filed with this application marked, "Received, October 13, 1954" (8 sheets) *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 792-54-A and to permit continuance for a similar term of the existing storage building in the rear, as proposed; that the occupancy of the front building shall be solely for the professional and residential purposes as proposed, and for none other; and that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months of the date of this resolution.

792-54-A

APPLICANT—David Kraus, for Lawmark Realty Co., Inc., owner.

SUBJECT—Application October 13, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—119 East 36th street, north side, 144.2 ft. west of Lexington avenue, Block 892, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: David Kraus, John P. Fox and Julius Hallheimer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated September 15, 1954 on Alt. Applic. 1012-54, reads:

"1. Provide a two (2) hour stair enclosure, with all doors therein F.P.S.C., leading from the street to the roof, with a bulkhead on the roof—winders not permitted. 6.4.1.8.1. & 6.4.1.11.B.C.

2. Proposal to use of cellar for living quarters is contrary to 5.1.1. B.C.

8. The two (2") thick roof beams are not acceptable—a minimum of 3" is required. 7.1.4. B. C."

and

WHEREAS, violation No. 1322 of 1954 was issued March 2, 1954 charging violation of section C26-174.0 of the administrative code in that a one story structure approximately 12 ft. by 16 ft. has been erected on the rear of the lot without filing plans and obtaining a permit therefor, and violation 4079 of 1954 was issued by the borough superintendent June 29, 1954 charging a violation of section C26-185.0 of the administrative code in that contrary to law and the records of the department of housing and buildings the building has been converted from a residence to a business use without the approval and a certificate of occupancy therefor; and

WHEREAS, the applicant states that the building is 4 stories, 45 ft. in height, 16.2 ft. by 60 ft. in area, of class 3 construction, date of erection unknown, located on a lot 16.2 ft. front by 98.9 ft. in depth, in a residence use, B area, class 1½ height district and used and occupied since 1945: cellar—boiler room, kitchen and maid's room, 3 persons; 1st floor—office—number of occupants not stated; 2nd floor—residence—number of families not stated; 3rd floor—residence—number of families not stated; 4th floor—residence, two persons; and

WHEREAS, the applicant states that the lot is now proposed to be occupied by a four story building, 45 ft. in height, 16.2 ft. by 60 ft. in area, located at the front of the lot, and a one story building 7 ft. 2 in. in height, 15.7 ft. by 11 ft. 4 in. in area at the rear of the lot, and that the entire premises is now proposed to be used and occupied as follows: cellar—boiler room, caretaker's apartment, 3 persons; basement—storage shed, no persons; 1st floor—professional office, waiting room, 3 persons; 2nd floor—professional offices, 2 persons; 3rd floor—professional offices, 2 persons; 4th floor—residence, 2 persons; and

WHEREAS, the applicant states that the building is provided with one 3 ft. wide unenclosed stairs which does not lead direct to street; that there is a scuttle and ladder provided to roof; and

WHEREAS, prosecution on a charge of violation of section 643A-9.0 of the administrative code and section C26-174.0 of the administrative code was adjourned in municipal term, magistrate's court on September 22, 1954 to October 20, 1954; and

WHEREAS, certificate of occupancy No. 31920 issued June 25, 1946 permits the following use and occupancy of a four story and basement, 40 ft. high non-fireproof building, classified as a residence, completed June 24, 1946 under Alt. Applic. No. 1706-45 as follows: basement—maid's rooms, boiler room and kitchen; 1st floor—private office; 2nd, 3rd and 4th floors—combined dwelling for one family; and

WHEREAS, the applicant contends as to objection 1 issued by the borough superintendent that the present stair is in excellent condition having a number of winders, except on the uprun from the 1st floor where the stairs starts in a straight run; that the stairs leads to the 4th floor and has access to roof by means of a metal covered scuttle and stationary iron ladder; that termination of the stair on the 1st floor occurs in a public foyer not more than 13 ft. from the door leading to the vestibule, from which access to the street is direct; that the area of the building is limited and the occupancy is likewise limited and traffic on the stair is

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of the absolute minimum; that the 4th floor contains a 4-room apartment occupied by not more than 2 persons; that the usable portion of the 3rd floor consists of 2 offices having a total area of approximately 465 sq. ft. with an occupancy of one person in each office; that the usable area of the 2nd floor consists of two executive offices having an approximate area of 560 sq. ft. to be occupied by one person in each office; that the entire 1st floor consists of an executive office in the rear having a total area of 293 sq. ft. to be occupied by one person; that the front portion of the 1st floor consists of a reception foyer and waiting room having an area of 130 sq. ft. which will probably be occupied by two stenographers or other assistants and thus the entire occupancy of the 1st floor will not exceed three; that it is proposed to have a caretaker's apartment in the cellar with an occupancy of 3 persons; that the occupancy of the entire building will not exceed 12 persons; that the interior width of the building is less than 15 ft. and it would be practically impossible to provide a separate stair hall in the building and still maintain a separate hall or passage from front to rear of each floor; that to remove the winders on the stair would so increase the length of the run as to seriously infringe on the usable area of the front and rear offices; that the present stair wells could not be re-used for a new stair as they vary in size and location and any attempt to create new stairways and install a stairway to the roof would lead to such a prohibitively expensive operation due to required reframing and structural work, that it would be difficult to justify the expenditure on the basis of the remaining usable area in the building; that the present stairs are in excellent condition; that all present winders are of ample width at the center to allow for safe walking conditions; that to be required to provide a two hour stair enclosure would be practically impossible due to expensive and complicated framing of fireproofed steel and other incombustible materials, which due to the varied number of steps between each floor would create stairhall partitions in different locations on each floor; that the extensive reframing for new stairs would require vacating the building for a long period of time resulting in shutting down of all professional operations with appreciable loss to the lawyers concerned; and

WHEREAS, the applicant contends that the owner has agreed to provide an approved type sprinkler system for all present stairs and public halls and is therefore requesting that the Board allow the present stairs to remain with the addition of a sprinkler system, as a denial of this item would force the present occupants to discontinue use of the premises; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent that the cellar rooms and spaces are existing and have been previously approved for living purposes as maids' rooms and kitchen; that it is proposed to provide in this area the same number of rooms for use as a caretaker's apartment; that rooms used for living purposes in the cellar are adequately lighted and vented by windows in the rear wall facing the yard at the rear; that egress from the cellar will be by means of an interior stair leading up to the lobby on the 1st floor, a door leading to the rear yard and an outside at front of the building leading to the sidewalk; and

WHEREAS, the applicant contends as to objection 8, that the 2 in. thick roof beams cover an area of approximately 150 sq. ft. between exterior masonry walls and are in good condition and adequate for the live load of approximately 50 lbs. per sq. ft. after deduction of dead load, and will more than safely sustain the usual snow load; that because this structure is of very minor type having a very limited area and use and because of its location and due to the fact that it will have no human occupancy, it is doubtful that anything may occur which would become a fire hazard to this or adjacent properties; that all roof beams have been secured and anchored to masonry walls in an approved manner; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions in view of the limited use proposed.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 1012-54, Objection No. 1, 2 and 8 be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the requirements of the resolution adopted this day under Cal. No. 791-54-BZ shall be complied with and that a sprinkler system in the stair hall throughout shall be installed, similarly as permitted in a converted multiple dwelling.

908-54-BZ

APPLICANT—Robert Gottlieb, for Vincenzo Paladino and Dorothy Brezcia, owners.

SUBJECT—Application December 1, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in the business use district portion of plot, the parking of motor vehicles, to be used as a reservoir for cars waiting to be washed or serviced, on existing gasoline service station, lubritorium, auto laundry, motor vehicle repairs and office, located in unrestricted use district portion of plot.

PREMISES AFFECTED—606-616 Nereid avenue, south side, from Bronx boulevard to Carpenter avenue and 4386 Bronx boulevard, Block 5036, Lots 29 and 33, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: Fred W. Eggert Jr., Agnes Lanzke and Walter Lanzke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Nereid avenue are in business and unrestricted use, C area, class 1 height districts; Bronx boulevard is in an unrestricted use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 19, 1954 acting on Alt. Applic. 983-54, reads:

"1. Proposed extension of gasoline service station, lubritorium, office, accessory sales, auto laundry, motor vehicle repair shop & parking & storage for more than five motor vehicles into a business use district is contrary to Art. 11 Sect. 4 of Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 170.01 ft. frontage by 100.01 ft. in depth, on which is located in the unrestricted portion of the plot, a gas station and motor vehicle repair shop built in 1931 under N.B. 89-31 with certificate of occupancy No. 402-31 calling for a gas service station; that certificate of occupancy No. 9259-51 was obtained for parking and storage of more than 5 vehicles for the 70 by 100 ft. corner of Carpenter avenue; that on October 31, 1952 plans were filed and approved for an auto laundry as accessory to the existing gas station under N.B. 1242-52; that this 18 ft. by 64 ft. building has been erected and is entirely within the unrestricted portion; that a certificate of occupancy application is pending for this building; that it is proposed to permit the 70 ft. by 100 ft. portion in the business district to be used in conjunction with the gas station and auto laundry, mainly as a reservoir for cars waiting to be washed and serviced; that the gas station and laundry are in the unrestricted portion of the lot; and

WHEREAS, the applicant contends that there are two very large factories on the two west corners of Nereid avenue and many of the employees like to leave their cars for wash-

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ing and servicing at the station; that as the lot is in a business district and can be legally used for parking, there would be no detrimental effect on any of the adjoining property; that there is a fence all along Carpenter avenue frontage and no curb cuts or access from that street is contemplated; that the use of the lot in conjunction with the existing gas station would help keep cars off the street and would make for a more efficient process of washing and drying of cars; that the cars now exit through the gas station and this would be maintained; and

WHEREAS, the applicant states the present owner has held title to the property since November 1, 1951; that the assessed valuation of land is \$44,500 and of the building \$25,000 making a total of \$69,500; that the building was erected in 1931 and extended in 1953; and

WHEREAS, the premises, as used, and surrounding area were inspected by a committee of the Board; and with the assurance of the applicant in a letter dated April 27th that it will be used only as proposed and will not be used for any outdoor repair or storage of non-operable automobiles, the committee sees no reason why the granting of this should have any effect on the area as far as any further variance of any additional adjoining lots are concerned and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit a portion of the plot, including lot 33, substantially as proposed and as indicated on plans filed with this application marked, "Received, December 2, 1954" (3 Sheets) *on condition* that the plot shall be used only as proposed as a reservoir for cars awaiting entrance to the automatic laundry on Lot 29; that the plot shall be levelled substantially to the grade of Nereid Avenue; that the plot shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the lot lines to the north, east and south a woven wire fence of the chain link type not less than five feet six inches in height with no openings therein except one, where shown, to Nereid Avenue which shall be fitted with gates which shall be kept closed when the premises are not open for business; that such gate shall be of a construction similar to the fence; that opposite such gate there may be a curb cut not over 15 feet in width; that any retaining wall required shall be constructed at the expense of this owner; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

909-54-BZ

APPLICANT—Robert Gottlieb, for Davlor Realty Corp., owner.

SUBJECT—Application December 1, 1954 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a retail and business use district, the extension of existing accessory building used for motor vehicle repairs, to be used as extended, for motor vehicle repairs.

PREMISES AFFECTED—1440-1446 Westchester avenue and 1164 Close avenue, southeast corner, Block 3736, Lots 34 and 38, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Close avenue and Westchester avenue are in retail and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 17, 1954 acting on Alt. Applic. 982-54, reads:

"1. In a Retail and Business use districts the proposed extension of a motor vehicle repair shop is contrary to Sections 4 and 4-A of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 100.75 ft. frontage by 175 ft. in depth, irregular, presently improved with two attached class 3 masonry buildings erected in 1932, for which certificate of occupancy N.B. 549-32 was issued; that the building was altered and extended in 1947 under Alt. 390-47 for which certificate of occupancy No. 5172-49 was issued for office, auto laundry, grease pits, gasoline service station and motor vehicle repair shop; that in 1952 an additional certificate of occupancy No. 101518-52 was obtained for the parking and storage of more than 5 motor vehicles; that the property is located partly in a retail district (corner 100 ft. by 100 ft.) and the south portion 74 ft. by 100 ft. in a business district; that before April 6, 1945 the entire property was in an unrestricted district; that it is proposed to enlarge the present motor vehicle repair shop on Close avenue from an area of about 20 ft. by 48 ft., to about 40 ft. by 64 ft.; that no other work is contemplated; and

WHEREAS, the applicant contends that the west side of Close avenue is in an unrestricted district and is improved with a gasoline station in block 3735, lot 5 and three large garages, lots 30, 32 and 21; that the east side of Close avenue is vacant except for the adjoining lot No. 32 which has recently been improved with a one story motor vehicle repair shop as granted by the Board under Cal. No. 445-53-BZ; that the proposed increase in the motor vehicle repair shop would in no way affect the adjoining property but would allow the tenant to do his repair work inside instead of on the open ground around the building; and

WHEREAS, the applicant states that the present owner has held title to lot 34 since July 8, 1948 and to lot 38 since September 8, 1949; that the assessed valuation of land is \$39,000 and of the building \$7,000 making a total of \$46,000; that the building was erected in 1932; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i to permit an extension to the existing accessory building, to be occupied as a repair shop substantially as proposed and as indicated on plans filed with this application marked, "Received, December 1, 1954" (4 sheets) *on condition* that such building shall comply with all requirements therefor; that there shall be no additional curb cuts to Close Avenue; that such fire fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

912-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Breemle Realty Corp., owner.

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SUBJECT—Application November 30, 1954 (decision of the borough superintendent), under sections 7f, 7A and 7i of the zoning resolution, to permit in a retail use district, for a term of 20 years, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office, and the parking and storage of motor vehicles, and to permit the existing fruit and vegetable wholesale business to be maintained, with a business entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—163-01 to 163-19 (163-05 official) Horace Harding boulevard, north side, from 163rd to 164th streets, 59-45 to 59-53 163rd street and 59-46 to 59-54 164th street, Block 6741, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Nathan Weinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and

Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; hearing closed; then to May 10, 1955, for further inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Horace Harding boulevard are in a retail use, D area, class 1 height district; 163rd street and 164th street are in residence and retail use, D area, class I height districts; and

WHEREAS, the decision of the borough superintendent, dated November 9, 1954 acting on N.B. Applic. 3959-54, reads:

"1. The use of the premises as a fruit & vegetable wholesaler, split room, refrigerator rooms, office, locker room, loading and unloading, gasoline service station, office and sales, storage, lubritorium, minor auto repairs, car washing, parking & storage of motor vehicles in a Retail Use District is contrary to Art. II Sec. 4-A of Zoning Resolution.

2. A proposed business entrance within 75' of a Residence District is contrary to Sec. 7A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 195 ft. frontage by 100 ft. in depth; that the use district maps show that the premises are in a retail use, D area, class 1 height district; that as of July 25, 1916 the premises were in a business use district and received its present use designation on September 18, 1947; that the premises are presently developed with three 2-story buildings and two 1-story extensions occupied as follows: building No. 1, two stories in height, of class 4 construction, having a frontage of 19 ft. and a depth of 61 ft. and being presently used as follows: cellar, ordinary; 1st floor—bar and grill; 2nd floor—one family dwelling; that this building was erected under N.B. No. 21061 of 1926 and certificate of occupancy No. Q-31243 was issued for the following use: cellar—ordinary; 1st floor—storage; 2nd floor—one family dwelling; that under Alt. Applic. No. 975 of 1947 the use of the 1st floor was changed to bar and grill for which no certificate has been issued; that building No. 2 is two stories in height, of class 4 construction, having a frontage of 19 ft. 1 in. and a depth of 61 ft., being used as follows: cellar—ordinary; 1st floor—store; 2nd floor—one family dwelling; that this building was erected under N.B. Applic. No. 21062 of 1926 and certificate of occupancy No. 31244 was issued for the above uses; that building No. 3 is two stories in height, of class 4 construction, having a frontage of 19 ft. 1 in. and a depth of 61 ft., being used as follows:

cellar—storage; 1st floor—vegetable store; 2nd floor—one family dwelling; that there is no record in the department of housing and buildings; that under Alt. Applic. 199 of 1953 building No. 3 was altered and permission granted to erect extension No. 4, a one story high open shed of class 4 construction, having a frontage of 16 ft. and a depth of 47 ft. 8 in., and extension No. 5, one story high of class 3 construction, having a depth of 17 ft. 8 in. and a width of 48 ft. 8 in. for uses as follows: cellar—storage; 1st floor—vegetable store, open shed for loading and unloading area, parking and storage of trucks in open area used in conjunction with the vegetable business; 2nd floor—one family dwelling; that no certificate of occupancy was issued; and

WHEREAS, the applicant states that it is proposed to erect a modern gasoline service station together with a fruit and vegetable wholesale business; that the proposed building will be one story in height, of class 3 construction, having a frontage of 157 ft. and a depth of 90 ft., irregular, and a 10 ft. by 10 ft. cellar; that this building will be used for fruit and vegetable wholesaling, split room, refrigerator rooms, office, locker rooms office and sales, lubritorium, minor auto repairs and car washing; that the open area will be used for gas station, loading and unloading and parking and storage of motor vehicles; that it is also proposed to install ten 550 gallon gas tanks and eight dispensing pumps; and

WHEREAS, the applicant contends that the building and uses as contemplated are permissible uses in a retail use district, except for the gas station; that the proposed building will be modern in design and will be an asset to this sparsely developed business area; that Horace Harding boulevard and 164th street are main auto lanes leading across Queens and as such the proposal will be entirely within keeping at this intersection; that the proposed 10 ft. landscaped area at the northerly lot line will provide additional permanent light and ventilation for the adjoining dwelling in block 6741, lots 11 and 55; that the proposed location of the gas station accessory building will open up the view at this intersection and help the flow of traffic; that there are no other gas stations within the affected area and the proposal will provide a much needed service to the neighborhood; that the cemetery across 164th street is a deterrent to the use of the site for conforming use; that the development of Horace Harding boulevard as an expressway leading across Queens has created the need for a gas station; that the curb cuts as proposed are required for efficient operation of the gas station due to the mall in the center of 164th street and these proposed curb cuts will no more affect 164th street than the many curb cuts for all the dwellings on 164th street; and

WHEREAS, the applicant states that the present owner has held title to the property since January 8, 1948; that the assessed valuation of land is \$24,050 and of the building \$21,300 making a total of \$45,350; that the building was erected in 1926; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, Horace Harding boulevard is about to be widened with express lanes and service roads; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f and Section 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7f, 7i and 7A to permit the erection of the buildings as proposed and the uses on the premises as proposed and as indicated on plans filed with this application marked, "Received, November 30, 1954" (4 sheets) *on condition* that complete working drawings shall be submitted to the Board for further consideration and imposition of conditions before plans are filed with the borough superintendent; that such plans shall be filed with the Board within two months from the date of this resolution; that after approval of such working plans all permits shall be obtained and work completed within the requirements of Section 22A of the Zoning Resolution.

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976-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application December 29, 1954 (decision of the borough superintendent), under sections 7e and 21 of the zoning resolution, to permit in a residence use, D area district, for a term of twenty years, the erection and maintenance of a business building (stores), using more than the area permitted.

PREMISES AFFECTED—65-02 to 65-10 164th street and 163-18 to 163-20 65th avenue, southwest corner, Block 6762, Lot 53, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Sanders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 164th street and 65th avenue are in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 17, 1954 acting on N.B. Applic. 4114-54, reads:

"1. Proposed erection of a business structure in a residence zone is contrary to Art. II Sec. 3 of Zoning Res.

2. Area occupancy of structure on plot in a D district is contrary to Art. IV Sec. 14 of Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 95.46 ft. frontage by 35 ft. in depth, irregular, presently vacant; that the use district maps show that the premises are located in a residence use, D area, class 1 height district; that as of July 25, 1916 the premises were in a business use district and received its present use designation on September 18, 1947; that it is proposed to secure a variance for a period of 20 years in order to erect a modern store building; that the contemplated building will be one story high, of class 3 construction, having a frontage of 95.46 ft. and a depth of 30 ft.; that the building will occupy an area of 2,833 sq. ft. and as the permissible coverage is 2,314 sq. ft., the proposal will exceed the allowable coverage by 519 sq. ft.; and

WHEREAS, the applicant contends that as the lot is a corner lot and does not require a rear yard, the block will receive better block ventilation and the only affected premises, lot 55, will receive greater benefits from the permanent 5 ft. court to be maintained, than if open area of the required size would be maintained at the front of the site in question; that within the affected area there are many dwellings whose immediate shopping needs are served by two stores in block 6905, lot 37 and block 6761, lot 52; that these stores are also non-conforming uses in a residence zone; that the present stores are inadequate for the needs of the community; and

WHEREAS, the applicant states that the present owner has held title to the property since November 4, 1950 and that the assessed valuation of land is \$1,600; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore

entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of twenty years to permit the commercial building to be constructed on the plot substantially as proposed and as indicated on plans filed with this application marked, "Received, December 29, 1954" (3 sheets) and as amended by revised plans marked, "Received, April 27, 1955" (3 sheets); and under Section 21 to make a variance as to the area covered to permit the coverage as proposed and as shown on such plans; that the building shall not be increased in height or area beyond the height and area proposed; and that in all other respects shall comply with all laws, rules and regulations applicable thereto; that the sidewalk and curbing around the building shall be constructed or repaired to the satisfaction of the Borough Superintendent; that signs shall comply with the requirements for a similar building when located in a local retail district; and that there shall be no roof signs; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 10, 1955, 2 P.M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly.

403-53-A

APPLICANT—Joseph W. Landes, for Salvo Realty Co., Inc., owner.

SUBJECT—Application reopened January 18, 1955 for consideration as to additional objection—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—152-156 Wooster street, east side, 90 ft. south of West Houston street, Block 514, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph W. Landes and H. G. Sandin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 28, 1953, on certain conditions; and

WHEREAS, the applicant requested a reopening and amendment of the resolution; and

WHEREAS, the appeal was reopened by the Board, on January 18, 1955, subject to regular procedure; and

WHEREAS, the decision of the Borough Superintendent dated April 10, 1953 on Alt. Applic. 361/53 reads:

"4. Provide two means of egress from cellar as required under section 271 of the Labor Law."

and

WHEREAS, the applicant contends that there is no permanent occupant in the cellar area; that the building is equipped throughout with a sprinkler system; that the building is completely wire lathed and plastered; that the building is equipped with an interior fire alarm system and

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monthly fire drills are maintained; that there is a stairway from each section of the cellar to the grade floor with existing exits from the cellar to the rear court grade; that all exits are indicated by exit signs and lights.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 28, 1953, by adding thereto:

"that the Board does hereby *make a variation* in the requirements of the Labor Law, as cited in the decision of the Borough Superintendent dated April 10, 1953, acting on Alt. Applic. 361/53, Objection 4, and that the appeal be and it hereby is *granted on condition* that the exits as proposed and shown on plans filed with this appeal, marked 'Received May 22, 1953', as referred to in the resolution adopted July 28, 1953, shall be maintained and that there shall be no human occupancy in the cellar."

99-54-A

APPLICANT—Fred C. Dahlem, for Michael Meyerberg, owner.

SUBJECT—Application February 11, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—214-216 East 2nd street, north side, 79 ft. east of Avenue B, Block 385, Lot 63, Borough of Manhattan.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleiner and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated April 9, 1954, on amendment to Alt. App. 1626 of 1952, reads:

"4—New factory building should be of fireproof construction—exceeds 4 stories. Sections 270 and 264 of the Labor Law.

"5—Means of egress should comply with Sections 270 of the Labor Law and C26-292 of B.C. and

"7—Required live load for factory use is 120#/sq."

and

WHEREAS, the applicant states the building is 2 and 6 stories, 72 ft. in height, 60 ft. by 100 ft. 11 ins. in area at street level 60 ft. by 100 ft. in area at typical floor level of class 3 construction, erected 1917, located on a lot 60 ft. by 108 ft. 11 ins. in area in a business use, B area, Class 1½ height district, and used and occupied since July 1953; Cellar—storage and banquet room, 130 persons; 1st floor—banquet room and ballroom and bar, 300 persons; 2nd floor—ballroom, 700 persons; mezzanine—ballroom, 110 persons; 3rd floor—lodge room, 120 persons; 4th floor—lodge room, 120 persons; 5th floor—lodge room, 120 persons; 6th floor—lodge room, 120 persons; and

WHEREAS, the applicant states that the prior use of the 4th, 5th, and 6th floors, was loft and manufacturing; and

WHEREAS, the applicant states that it is now proposed to use and occupy the building as follows: Cellar—storage and studio, 50 persons; 1st floor—projection room, studio and office, 50 persons; 2nd floor—office, exhibition room, studio and storeroom, 103 persons; mezzanine, studio space, 25 persons; 3rd floor plaster model and machine shop, 20 persons; 4th floor—artist studios, 20 persons; 5th floor—artist studios, 20 persons; 6th floor—artist studios and caretaker's apartment, 10 persons; the building is provided with two interior steel and plate stairs 40 inches to 44 inches in width with a non-fireproof enclosure leading direct to street and provided with a ladder and scuttle to roof; that the stair doors are open but are self-closing; that there are three fire escapes, two on the front and one at the rear; fire escapes extend to roof by ladder and street by ladder; and

egress from the lower termination of the rear fire escape is to rear yard and to adjoining lot; window and door openings on the course of the fire escape are not fireproof self-closing; the building to the north is four stories in height and to the west four stories in height; and

WHEREAS, Violation #4481 was issued July 9, 1953 for erecting a masonry wall in place of the store front and changing the occupancy from dance hall and meeting room to office and loft; and

WHEREAS, the applicant states that the building was erected under New Building Application 319 of 1907 as a catering establishment and used up to 1952 as banquet rooms, ball rooms and lodge rooms; that the exits consist of two interior stairways steel and marble treads from first to third floor, and to street, separated by a brick wall, these two stairways lead directly to second and third floor; that the third to sixth floor stairs are steel adjoining one another 42 inches wide open to each other on the 3rd, 4th, 5th, and 6th stories; that the balcony of the main ballroom has two independent stairways to main ballroom floor and an exit to second floor mezzanine level; there is an outside iron stairway at the rear of the main ballroom exiting to the parking lot in the rear of the adjoining building; one iron stairway also exits from cellar banquet room to rear yard of the adjoining building and interior stairway leads from cellar to first story; that on the front of the building there are two sub-standard fire escapes from 2nd to 6th floor with sliding drop ladders to street; that the present exit facilities are far from meeting today's standards; that it is proposed to separate the rear stairways with a fireproof partition equipped with one-hour self-closing fireproof doors double acting thus creating two separate stairways enclosed from third to sixth floors; that the occupancy will be greatly reduced; that the proposed occupancy is 298 persons as compared with the prior occupancy of 1,720 persons; and

WHEREAS, the applicant contends that the neighborhood has changed and there is no call for the use as previously permitted in this building; that the tenant is pioneering in television work consisting of making scenes and puppets for commercial advertisements for television; that the building has been cleaned up at a great expense and alteration plan No. 1621 of 1952 filed for the new use has been disapproved as the work proposed is of factory type and the building is in excess of the height limitation for factory buildings; and

WHEREAS, the applicant further states that it is proposed to sprinkler the hallways and all exit stairways throughout the entire building; that doors leading to the hallways will be changed from wood to one-hour fireproof self-closing; that the minimum width of stairway used as a primary means of egress is 3 ft. with an angle of 40 degrees; that all other stairways have 44 and 48 inches in width; and

WHEREAS, the applicant contends as to Objection 7 issued by the Borough Superintendent that the building was always used for public purposes and carried approved Public Assembly approvals for a greater number of occupants than now proposed; that the work proposed and the equipment used is not heavy and consists primarily of light scenery and props and cameras; that the work done in the shop consists of light work such as the manufacture of puppets clothes; metal elbows, fingers, heads for puppets and plastic for skin finish; that this is light delicate work by artists and highly skilled mechanics; that it can be assumed that the building was accepted at 100 pounds per square foot due to its public use; that the proposed use will not exceed 75 pounds per square foot for which the structure is adequately designed; that it would be impossible to make the building fireproof in full compliance with the requirements of the Labor Law and it is therefore requested that the Board act favorably on this appeal so as to permit the construction and use of the building as proposed under such conditions as the Board may deem necessary; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on amendment to Alt. App. 1626/52, Objections Nos. 4, 5 and 7 and that the appeal be and it hereby is *granted* as to Objections 4 and 5, *on condition* that the exits shall be maintained as proposed and as indicated on plans filed with this appeal marked "Received February 11, 1954" (4 sheets), as *amended* by plans marked "Received March 21, 1955" (5 sheets); that the building shall not be increased in height or area, and permitted only so long as the occupancy is as proposed and unchanged; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that such fire-fighting equipment shall be installed as the Fire Commissioner shall direct; and as to Objection 7, that the liveload may be permitted as 75 lbs. per superficial foot and shall be so posted and that at no time shall the loading exceed such 75 lbs.

379-54-A

APPLICANT—David Weinbert, for James J. O'Neill, owner (A. and S. Galleries, Inc., lessee).

SUBJECT—Application May 7, 1954—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—60-62 West 67th street, south side, 100 ft. east of Columbus avenue, Block 1119, Lot 59, Borough of Manhattan.

APPEARANCES—

For Applicant: David Weinbert and Louis Steinhardt.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioner Kleinert

and Deputy Chief Connolly 3

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, Order #1644-4 issued by the Fire Commissioner March 12, 1954, and repeated in his decision of April 20, 1954, reads:

"1. Install an approved, wet automatic sprinkler system throughout the building having at least one source water supply, arranged and equipped as per Ch. 26, Art. 16, Adm. Code & C19-161.0."

and

WHEREAS, the applicant states the building is 6 stories, 80 feet in height, 50 ft. by 98 ft. in area, Class 3 construction, erected in 1891 located in a residence use, B area, Class 1½ height district; used and occupied since erection: Cellar—boiler room and storage, 1 person; 1st floor—office and storage, 2 persons; 2nd floor—furniture repairs and storage, 2 persons; 3d to 6th floors—storage, 1 person throughout; proposed to be used and occupied: Cellar—same; 1st floor—same; 2nd to 6th floors—storage, 2 persons throughout. The building is provided with one 3 ft. wide iron stairs, brick enclosed, equipped with steel doors which are not self-closing; stairhall does not lead to roof or street; a ladder and scuttle to roof is provided; and

WHEREAS, the applicant states the building was erected under N. B. App. 906/91 as a warehouse and had been continuously used as such until April 19, 1952, when the present tenant leased the premises for the business of renting furniture and household items to various Television Studios; that all these items are stored on the various floors except on the 2nd floor where they have set aside a small area of approximately 1000 sq. ft. in a separate enclosure for the repair of any damaged furniture. It is now proposed to discontinue the repair of furniture on the 2nd story and to use the entire premises for storage. The building is equipped with a freight elevator enclosed with brick walls and rolling steel shutters and has a 3 ft. wide iron stair from cellar to 6th floors enclosed in brick walls with steel doors at each opening; there is also a ladder and scuttle from 6th floor to the roof; the ceilings of the 1st to 5th floors are covered with wire lath and plaster; every floor is equipped with a thermostatic

alarm system and there is an alarm box on each floor; the alarm system is connected to a central office; there are fire buckets, pails and a 2½ gallon fire extinguisher on each floor; that all exterior openings in rear are equipped with iron shutters; that the tank room and boiler room in the cellar are enclosed with fireproof material and fireproof self-closing doors; and

WHEREAS, the applicant contends that the conduct of the present business is no different than when the building was a warehouse; that all furniture and household items are stored neatly in their respective places and numbered for easy access and location; that the public has no access to upper floors; that selection of items is by means of a catalog and photos; and

WHEREAS, the applicant therefore requests that the order of the Fire Commissioner be modified so as to permit the tenant to conduct his business without the installation of a sprinkler system as required by the Fire Department; that there are no combustible or inflammable materials on the premises and no painting or repairing of furniture will be done in the building; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal should not be granted even though the applicant has stated he will eliminate the present furniture repairing and finishing.

Resolved, that the Order #1644-4 of the Fire Commissioner, Objection 1, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

562-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—810-812 Edgewater road, east side, 101.75 ft. north of Lafayette avenue, Block 2762, Lot 309, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 8, 1954, on amendment to Alt. App. 475/54 reads:

"4. No opening in fire wall may exceed 4'x7'-6" as per 10.8.1.

5. The passageway and enclosure of stairs from 2nd floor must be constructed of incombustible materials as per Sect. 270 of the Labor Law.

Note: The building is used in conjunction with the adjoining factory building.

6. The door leading to street (from 2nd floor) must be at least 3'-8" wide as per Sect. 270 of the Labor Law.

7. Provide 2 exits from 2nd floor as per Sect. 270 of the Labor Law.

8. All required stairways and passageways must be at least 3'-8" wide, be constructed of incombustible materials and stairways provided with hand rails.

10. A legal exit from balcony must be provided as per Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 24 feet in height, 50.23 ft. front by 122.50 in depth at street level, 50 ft. by 25 ft. in depth at 2nd floor level, of Class 3 construction, erected in 1921 on a lot 151.98 ft. by 123.58 ft. in area, in an unrestricted use, A area, Class 1½ height district; used and occupied since 1940: 1st floor—storage, loading and unloading, 8 persons; 2nd floor—office, 2 persons; no change in use or occupancy is now proposed; and

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WHEREAS, Certificate of Occupancy #2150 was issued November 16, 1921, permitting the building to be used as a factory and office under House No. 800 Edgewater road, upon completion of N. B. App. 210/21; and

WHEREAS, Violation #C2921 was issued May 24, 1954, to premises 1381 Lafayette avenue for enclosing steel craneway with masonry and steel framing asbestos covered walls before submitting application for approval and securing a permit; and

WHEREAS, the applicant states that a portion of the building which is 72 feet, 5 inches deep was erected under N.B. 210/21 and has a second story 50 ft. by 25 ft. in area and Certificate of Occupancy #2150 was issued for factory and office use in 1921; that the front portion of the building 50 ft. 1 in. in depth was erected without filing plans with the Department of Housing and Buildings and violation #C2921/50 was issued. It is this portion of the building now proposed to legalize under Alt. App. 475/54; and

WHEREAS, the applicant states the purpose of this appeal is to obtain a variation of Section 10.8.1(b) of the Code to permit the existing 7 ft. wide opening in the southerly enclosure wall in which is also a 3 ft. wide opening for a horizontal exit, to obtain a variance of Section 270 of the Labor Law to permit one 3 ft. wide stairway in a fire-retarded enclosure extending to street from 2nd floor and for permission to serve the small balcony with a ships ladder; and

WHEREAS, the applicant contends that the building is owner-occupied and used in conjunction with the adjoining factory to the south under the same ownership; that the 7 ft. opening in the fire wall is the only means of moving large machine tools in and out of the southerly building by way of the loading area in building in question; that such building is occupied for storage, loading and unloading and is classified as a factory only because of its conjunctive use with building to south; that the 2nd floor which is used as an office has an area of only 1100 sq. ft.; that as originally approved for factory use in 1921, the building was provided with one open iron stairway 3 ft. wide and a second exit provided to the roof of one-story extension at rear which leads to an open stairway into a court and thence into the adjoining building to the south; that it is proposed to improve the existing condition by enclosing the stairs in a fire-retarded enclosure leading to the street and providing a scuttle and iron ladder to the roof; that the small balcony at front is really a platform 8 feet wide and 24 feet long and 9 feet above floor level; that it is used for storing odds and ends of materials; that the ships ladder is proposed to stand on when placing and removing material on the platform, which takes place at infrequent intervals; that the requirement to provide a stairway with legal treads and risers would result in reducing the area of the platform so that it would have no practical value; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 475/54, Objections Nos. 5, 6 and 7 and that the appeal be and it hereby is *granted on condition* that fire doors as required by law shall be installed at all openings now existing in the fire wall between the two sections of the building, as proposed and indicated on plans filed with this appeal, marked "Received July 1, 1954" (6 sheets); and as to Objection 4, that the opening may be of the width shown, provided the requirements stated above are complied with; and *granted* as to Objection 6, *on condition* that the door may be of the width shown on such plans; as to Objection 7, that exits from the second or mezzanine floor may be permitted as shown, provided exits therefrom are as proposed and shown; as to Objection 8, that the stairways and passageways may be of the width shown; and as to Objection 10, that the exit from the balcony may be permitted as shown on such plans provided the occupancy thereof is for office work only; that the stair enclosure proposed shall be constructed and maintained; that the building shall not be

increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto.

563-54-A

APPLICANT—Charles Abrahams, for Aircraft Hardware Mfg. Co., Inc., owner.

SUBJECT—Application July 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1381 Lafayette avenue and 800 Edgewater road, northwest corner, Block 2762, Lot 309, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles Abrahams.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 5, 1954, on Alt. App. 174/50, affecting 1381 Lafayette avenue, reads:

"6. No opening in fire wall may exceed 4' x 7'-6" as per Sect. 10.8.1.(b).

13. Stairways from mezzanine and from office must comply with Sect. 270 of the Labor Law as to enclosure, width and construction."

and

WHEREAS, the applicant states the building is one story and mezzanine, 20 feet in height, 101.75 ft. by 100 ft. in area, of Class 3 construction, erected in 1921 on a lot 151.98 feet front by 123.58 ft. in depth, in an unrestricted use, A area, Class 1½ height district; used and occupied since 1940: Basement—boiler room, 0 persons; 1st floor—factory, 100 persons; mezzanine—office and factory, 18 persons. No change proposed. The building is provided with one stairs from small mezzanine and three from large mezzanine, two are 3 ft. 8 in. wide and two are 3 ft. wide, three are constructed of iron and one of wood; front stairway is fireproof enclosed, equipped with one-hour fireproof self-closing doors and leads to street; and

WHEREAS, Certificate of Occupancy No. 84 issued March 8, 1938, on N.B. App. 309/21 describes the building as one story 23 ft. in height and permits the following use and occupancy—Cellar—boiler room; 1st floor—factory and storage for four automobiles (business); and

WHEREAS, the applicant states the building was erected under N.B. App. 309/21 and Certificate of Occupancy No. 2149 issued November 16, 1921 and amended Certificate of Occupancy No. 84 issued March 8, 1938; that the building is used conjunctively with adjoining building to the north which is used for storage, loading and unloading; and

WHEREAS, the applicant states the purpose of this appeal is to obtain a variance of Section 10.8.1(b) of Code to permit the existing 7 ft. wide opening in the northerly enclosure wall in which there is also a 3 ft. wide opening for horizontal exit, to obtain a variance of Section 270 of the Labor Law to permit the existing stairways at rear of large mezzanine to remain unenclosed and to obtain a variance of Section 270 of Labor Law to permit the existing exit from the small mezzanine office to remain without modification; and

WHEREAS, the applicant contends the building is occupied as a machine shop by the owner-occupant engaged in the manufacture of special hardware used in the assembly of aircraft; that a substantial percentage of same is for defense work; that the floor of building is approximately 4 feet below grade and there are no openings for loading and unloading; that the 7 ft. wide opening in northerly enclosure wall is used to move large machine tools in and out by way of the adjoining building to the north; that the existing

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unenclosed iron stairway leading from the mezzanine floor to Edgewater road will be provided with an incombustible enclosure extending to street and having a 3-hour rating and be provided with 1-hour fireproof self-closing doors; that the 3 ft. wide wood stairway at rear leading from mezzanine floor to interior of 1st floor will be replaced with an iron stairway; that a scuttle and iron ladder will be provided in the stair enclosure of front stairway and also at the landing of the stairway located at southeast corner of the building; that it is requested the Board permit the two stairways at easterly end of mezzanine floor to remain unenclosed because enclosures for these stairways would take up much needed space on the 1st floor which is now occupied to capacity; and

WHEREAS, the applicant contends that the small mezzanine office over the boiler room, has an area of about 300 sq. ft. and is only 6 ft. 8 in. above the 1st floor, enclosed with glass and provided with an iron stairway 3 ft. wide extending to the first floor level; that there are only two persons in this area and it is requested the Board accept this existing condition; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 174/50, Objections Nos. 6 and 13, and that the appeal be and it hereby is granted on condition that the requirements of the resolution adopted by the Board this day under Cal. 562-54-A shall be complied with.

662-54-A

APPLICANT—James Whitford, Jr., for Virginia Barrel Co., owner.

SUBJECT—Application September 9, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—178 Holland avenue, west side, 1,754 ft. south of Richmond terrace, Block 1318, Lot 323, Mariners' Harbor, Borough of Richmond.

APPEARANCES—

For Applicant: William E. Roehrig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 10, 1954, on Alt. App. 324/54 reads:

"1. A metal bldg. more than 15,000 sq. ft. in area is contrary to 4.2.1 of B.C."

and

WHEREAS, the applicant states the premises consist of a lot 401.26 feet front by 300 feet in depth in an unrestricted use, A area, Class 1½ height district, on which there exists a one story building 15 ft. in height, of Class 5 construction, 340 ft. by 108 ft. irregular in area, erected in 1929 and used and occupied since 1953 for the manufacture of steel barrels and containers, 47 persons, for which no certificate of occupancy has been issued; and

WHEREAS, the applicant states the building is one story in height divided into two units, the larger unit contains 16,800 sq. ft. and the small unit 4,200 sq. ft.; that the units are separated by a block curtain wall with approved fire door assemblies; that the entire structure is protected with a sprinkler system; and

WHEREAS, the applicant contends that the building is located in a sparsely developed section outside the fire limits; that the west wall was constructed of metal and the three

other walls are of concrete blocks; that the Borough Superintendent insists that the entire structure be construed as a Class 5 building; that, however, the structure backs up on a railroad siding which leaves very little clearance at the westerly side and makes it impractical to construct the westerly wall of blocks; that the mechanical equipment in the building now in place encroaches on the space required for the installation of the block wall; that in view of the fact the other three walls are constructed of block and the entire building is sprinklered, it is requested that the Borough Superintendent's decision be modified on the ground of hardship to the owner and it is strongly recommended that the Board make a field inspection to determine the classification of the structure as it exists and what is necessary to be done to legalize the use; that the building was constructed in good faith by the owner with the understanding that the Borough Superintendent would classify it as a Class 3 constructed building; that the former architect failed to provide a legal permit for the construction but encouraged the owner to proceed with the construction shown on plans filed with this appeal; that because of some misunderstanding between the former architect and the Borough Superintendent, the owner is being penalized for the construction; that in view of the fact over 78% of the walls are of masonry construction, it is requested the building be classified as Class 3 construction rather than as a metal structure.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 324/54, Objection No. 1, be and it hereby is modified, and that the appeal be and it hereby is granted on condition to permit the continuance of the building as proposed and as shown on plans filed with this appeal marked, "Received, September 9, 1954" (4 sheets), on condition that the occupancy of the building shall otherwise comply with the requirements therefor and shall not be changed from its present occupancy as stated for manufacturing and warehousing of steel barrels and steel drums; that the building shall be protected with a wet sprinkler system meeting the requirements therefor; that, in the event the building is extended such extension including the walls of that portion to be extended shall be made to comply with the requirements of a class three building.

938-54-A

APPLICANT—Simeon Heller, for 172nd Realty Corp., owner.

SUBJECT—Application December 10, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—171-20 Station road, south side, block bounded by East 172nd street, 42nd avenue, Auburndale lane and Station road, Block 5351, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Simeon Heller and Dominick Angelone.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 24, 1954 on Alt. Applic. 1380/52, reads:

"1. Proposed fire wall openings are contrary to Sec. 10.8.1 B. C."

and

WHEREAS, the applicant states that the building is one story, 18 ft. in height, 171 ft. front by 290 ft. in depth, of class 3 construction, erected 1927, located on a lot 190 ft. front by 529 ft. in depth, in an unrestricted business and residence use, C area, class 1 height district and used and occupied since 1949 as follows: cellar—boiler room; 1st floor—loading and dis-

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tributing station and factory, 150 persons; mezzanine—toilets and lockers—number of persons not stated; and proposed to be used and occupied as follows: cellar—boiler room; 1st floor—factory, storage of incombustible materials, loading and distributing station (manufacturing of welding rods) and offices, 170 persons; mezzanine—toilets, lockers, storage, mixing department and offices, 50 persons; and

WHEREAS, Certificate of Occupancy #Q-52802 was issued January 20, 1949 upon completion of work under Alt. Applic. 3367/48 permitting the following use and occupancy: cellar—boiler room; 1st floor—loading and distributing station and factory; mezzanine—toilets and lockers; and

WHEREAS, the applicant states that the building is provided with a one-source sprinkler system, 8 interior stairs vary in width from 3 ft. to 4 ft., of steel construction, unenclosed; and

WHEREAS, the applicant states there are 2 buildings on the premises, one an office building located wholly within the business use district portion of the plot; the other, the factory building in question, partly in a business district and partly in an unrestricted use district; that the portion of the plot located in a residence use district is used only as a landscaped area; that the factory building which is now in question was originally erected under N.B. Applic. 8952/27 as a warehouse and converted to loading and distributing station and factory use under Alt. Applic. 3367/48; that in 1952 under Alt. Applic. 1380 plans were filed for an addition to the building; that the proposed addition was to be closed off from the existing structure by a fire wall and to be of class 1 construction and consist of one story and 2 mezzanines; that the area of the building was originally 41,454 sq. ft. and the addition was 5,070 sq. ft., or approximately only 10% of the total area of the structure exclusive of mezzanines and cellar; that this new addition was 272 ft. 8 in. long by 18 ft. 10 in. in width and was erected, but prior to its completion it was found impossible to set up the equipment and machinery with the fire walls as required by the Borough Superintendent, as operations had to go back and forth through the walls at several points in such a manner as to preclude the possibility of fire doors, and it was also found that when the existing windows in the former exterior wall were bricked up to comply with fire wall requirements, light and ventilation in the area adjacent to the existing factory was cut off to an extent to make these areas difficult to work in; and

WHEREAS, the applicant states that it is now proposed that in place of the required fire doors the existing sprinkler in the non-fireproof portion of the building be extended to the new class 1 construction extension so that the entire structure will be provided with a sprinkler system; and

WHEREAS, the applicant contends that there are no combustibles used in any of the manufacturing operations in this plant; that the operation consists of coating of welding rods which is a complete non-hazardous type of manufacturing; that there are 7 exits and a total occupancy of 170 persons on the main floor and 50 persons on the mezzanines; and

WHEREAS, the applicant therefore requests that the Board permit the reopening of the former windows in the fire wall to permit ventilation and light and to permit the door openings as indicated on plans filed with this appeal to remain open without the installation of fire doors; and

WHEREAS, the building is occupied throughout by the Eutectic Corporation, manufacturing welding rods.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1380/52, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall not be increased in height or area; that the existing one source wet sprinkler system now installed in the nonfireproof portion of the building shall be extended to include the Class 1 addition; that such sprinkler system shall comply with the requirements therefor; that this variance shall continue only so long as the occupancy continues as proposed and shown on plans filed with this appeal, marked "Received April 15, 1955" (6 sheets).

97-55-A

APPLICANT—Lama, Proskauer and Prober, for Ideal Clamp Manufacturing Co., owner.

SUBJECT—Application February 3, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—413-437 Liberty avenue, 187-209 Vermont street, northeast corner and 154-172 Wyona street, Block 3689, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 2, 1955 on Alt. Applic. 1517/53, reads:

"1. Proposed opening 8 ft. in width in fire wall having horizontal exits thru same is contrary to C26-660.0(b) of the bldg. code. (Note premises were subject to a conditional approval under 368-53-BZ)."

and

WHEREAS, the applicant states that the building is one story, 16 ft. in height, 206 ft. by 175 ft. irregular in area, of class 3 construction erected 1922, located on a lot 206 ft. front by 200 ft. irregular in depth, in a business and residence use, C area, class 1 height district, used and occupied since 1954: cellar—boiler room, no persons; 1st floor—manufacturing of light metal products, stamping, cutting, plating, assembly, packing, shipping, storage, offices, employees' lunch room and loading berth, 190 persons; and

WHEREAS, the applicant states that the buildings were altered and extended under Alt. No. 1517/53 pursuant to a variance granted by the Board under Cal. No. 368-53-BZ; that it is proposed to permit the existing 8 ft. by 8 ft. opening to remain between building No. 2 and building No. 3; that this opening is required for moving of materials by hand truck between buildings; and

WHEREAS, the applicant contends that the existing 8 ft. by 8 ft. opening will be protected with a 3-hour fireproof, self-closing door and a water curtain connected to the domestic water supply; that all other openings in this wall are used as a means of horizontal egress and are 3 ft. 8 in. wide, protected with 3-hour fireproof self-closing assemblies.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1517/53, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the door opening in the fire wall of the size as proposed and shown on plans filed with this appeal marked "Received February 3, 1955" (2 sheets), *on condition* that such approved opening protective assembly as required for such fire door shall be installed and maintained; that the water curtain proposed shall be maintained; and that in all other respects the resolution as adopted by the Board on January 12, 1954, under Cal. No. 368-53-BZ shall be complied with.

221-55-A

APPLICANT—Charles L. Koester, for Joseph Casa, owner.

SUBJECT—Application March 23, 1955—Appeal from decisions of the borough superintendent.

PREMISES AFFECTED—266-14 East Williston avenue, south side, 44.59 ft. west of 267th street and 84-20 to 84-26 267th street, southwest corner of East Williston avenue, Block 8811, Lots 22, 28 and 31, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Charles L. Koester.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

MINUTES

ACTION OF BOARD—Appeal granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decisions of the Borough Superintendent, dated March 23, 1955, on N.B. App. 862/55, relating to 266-14 E. Williston avenue and on N.B. App. 863/55, relating to 84-20 267th street and on N.B. App. 864/55, relating to 84-26 267th street, read:

1. Proposed erection of a frame structure inside of fire limits is contrary to 4.1.2 B.C.
2. Use of 2" thickness of beams inside of fire limits is contrary to 7.1.4 B.C."

and
WHEREAS, the applicant states that 266-14 E. Williston avenue (lot 22) is 68.30 ft. front by 71.03 ft. in depth, located in a local retail use, D area, Class 1 height district and in a residence use, G-1 area, Class 1/2 height district; that No. 84-20 267th street (lot 28) consists of a lot fronting 44.59 ft. on E. Williston avenue and 89.74 ft. on 267th street, located entirely within a local retail use, D area, Class 1 district and that 84-26 267th street consists of a lot 60 ft. front on 267th street with a depth of 67.34 ft., located partly in a local retail use, D area, Class 1 height district and partly in a residence use, G-1 area, Class 1/2 height district. It is proposed to erect on each of these lots a 1 1/2 story frame 1-family dwelling 27 ft. by 27 ft. in area, 38 ft. by 27 ft. in area and 52 ft. by 27 ft. in area respectively, surfaced on the exterior with masonry veneer on the 1st floor and gable ends, dormers and front gables covered with asbestos shingle; each building will have asphalt shingle roofs; and

WHEREAS the applicant contends there is no need for stores at this location and the only other logical project would be one or two family attached brick houses which would not be as desirable as the proposed dwellings; that the houses surrounding these plots are of similar type construction; that the cost of constructing Class 3 dwellings using dormers and gables would be beyond the means of prospective purchasers of this type of building.

Resolved, that the decisions of the Borough Superintendent, acting on N.B. Applications 862, 863 and 864 of 1955, be and they hereby are modified and that the appeal be and it hereby is granted as to Objections 1 and 2, on condition that the buildings shall comply with a building as permitted in a D area district and outside the fire limits; that the portion of such buildings on the lot partially in the G-1 area district shall comply with the requirements therefor; that the use of 2-inch thickness of beams may be permitted; that in all other respects the buildings and occupancies shall comply with all laws, rules and regulations applicable thereto, as proposed and indicated on plans filed with this appeal marked "Received March 23, 1955" (7 sheets).

476-49-A—Vol. II

APPLICANT—Ervin Palmer, for Mildred Berman, owner.
SUBJECT—Application reopened November 3, 1954 as Vol. II—re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—65 Fulton street, north side, 116 ft. 3 1/2 in. west of Cliff street, Block 94, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: E. Palmer.
For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 17, 1955, at 2 P.M. at request of applicant's representative.

558-54-A

APPLICANT—William A. Lacerenza, for 212—25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).

SUBJECT—Application September 1, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza and Edward P. Kampa.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P. M., for inspection and decision; hearing closed.

1-52-A

APPLICANT—Cullen and Dykman, for The Brooklyn Savings Bank, owner (Koppers Co., Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—151 Pierrepont street, north side, 175 ft. east of Clinton street, Block 239, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: William F. Richardson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 6, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, in a letter dated April 30, 1952, the Borough President advises that it is not possible at this time to determine whether the subject property will be affected by any possible additional land acquisition in connection with the widening of Fulton Street.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained." (Alt. App. 974-51.)

277-54-A—Vol. II

APPLICANT—The Procter & Gamble Manufacturing Company, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of systems—re Appeal from a decision of the fire commissioner; previously granted on condition.

PREMISES AFFECTED—Richmond terrace, south side, 650 ft. southwest of Western avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Richmond.

APPEARANCES—

For Applicant: S. W. Blackett.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

MINUTES

1339-27-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Harry Sweedler, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, the change in use from used car sales, auto laundry, lubritorium, paint shop and store to gasoline service station, lubritorium, auto laundry and motor vehicle repair shop with curb cuts and entrance more than permitted distance from intersection.

PREMISES AFFECTED—1607-1615 Coney Island avenue and 1101-1111 Locust avenue, northeast corner (Block 6731, Lot 65), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on February 28, 1950, on certain conditions; and

WHEREAS, the resolution was amended on September 25, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 20, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 28, 1950 and as thereafter *amended* by resolution through April 20, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and all permits issued and work is ready to start, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. 109/45).

330-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Frederick Prisco, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting partly in a business and residence use district, the erection and maintenance of a gasoline service station for a temporary term.

PREMISES AFFECTED—70-58 to 70-66 Kissena boulevard and 153-08 to 153-18 Vleigh road, southwest corner, Block 6697, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 20, 1932, on certain conditions; and

WHEREAS, the resolution was amended on May 22, 1945; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 29, 1948; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 22, 1945, and as thereafter *amended* by resolutions adopted through June 29, 1948 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision f for a term of 15 years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained" (Alt. App. 1517/44).

89-38-BZ—Vol. III

APPLICANT—Herman Kron, for I. T. Flatto, owner.

SUBJECT—Application for consideration—reopening as to amendment to company continuance of parking area—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 21 and 7A of the zoning resolution, permitting in the business use district, portion of a plot located in a residence and business use C area district, the extension and conversion of existing area, using more than the area permitted, to garage for more than five motor vehicles with business entrance nearer the residence use district than is permitted (previously granted by the Board, never completed).

PREMISES AFFECTED—1656-1682 Palmetto street and 714 Cypress avenue, southeast corner, Block 3449, Lot 6, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, time to complete work extended and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 27, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete; and

WHEREAS, the owner's request for temporary occupancy without completing all of the work is due to the fact that the tenant of the parking lot cannot be evicted and that it is expected that the owner will be able to acquire the occupancy of this plot so that the garage can be erected within one year.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, by adding thereto:

"that temporarily, for a term of one year, and pending the erection of the proposed garage on the Cypress avenue side, the use of the floor portion of this arena may be used for garaging, complying with the requirements of the resolution above cited; provided that a sprinkler system shall be installed and that the walls separating the entrance from the Saint Nicholas Avenue entrance of the stadium proper shall be constructed." (Alt. 2441/53)

MINUTES

592-41-BZ

APPLICANT—Max Horn, for Agnes Anastasio, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—133-51 Beach 5th street, west side, 80 ft. south of Seagirt avenue, Block 140, part of Lot 5, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commisisoner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 17, 1941, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on June 9, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1941, and as thereafter *amended* by resolutions adopted through June 9, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained" (Misc. App. 472/41).

502-51-BZ—Vol. I

APPLICANT—Robert Gottlieb, for Hermany Farms, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the alteration to existing building by enlarging the present second floor (previously granted by the Board the parking and storage of motor vehicles used in conjunction with milk bottling premises on Lot 25 for a term of three years.).

PREMISES AFFECTED—2338 Hermany avenue, south side, 341 ft. west of Zerega avenue, Block 3697, Lots 9, 21 and 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I on February 13, 1952, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1952 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five years (the term having expired on the same date of the term of five years permitted for the extension of parking lot under Cal. No. 777-54-BZ on April 12, 1955, covering the adjoining lots 32 and 64 in Block 3697) *on condition* that the resolution as adopted by the Board on the date cited above shall be complied with and a new Certificate of Occupancy shall be obtained." (Alt. 667/51, Alt. 383/55)

359-53-BZ

APPLICANT—Max Horn, for Herman Rosenthal, owner
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—130 Beach 37th street, east side, 80 ft. north of Sprayview avenue, Block 317, Lot 5, Edgemere, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.
For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 21, 1953 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained." (Alt. App. 859/53)

(Remaining Minutes of the Meeting of May 10, 1955 will be printed in the Bulletin of May 24, 1955.)

NOTICE

Copies of the Official Directory of the City of New York for the year 1954 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and

Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record".

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PUBLIC HEARING

PROPOSED AMENDMENTS TO THE RULES FOR ARC AND GAS WELDING AND OXYGEN CUTTING, COVERING THE SPECIFICATIONS FOR DESIGN, FABRICATION AND INSPECTION OF ARC AND GAS WELDED STRUCTURES AND THE QUALIFI- CATIONS OF WELDERS AND SUPERVISORS (CAL. NO. 1-38-SR—VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday morning, May 20, 1955*, at 10 A. M. in Room 1013, Municipal Building, Manhattan, on the following Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS FEBRUARY 25, 1938.

EFFECTIVE MARCH 21, 1938. AMENDED MAY 17, 1940. EFFECTIVE JUNE 10, 1940; AND SEPTEMBER 17, 1954. EFFECTIVE OCTOBER 18, 1954.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and C26-514.0 of the Administrative Code (8.6.2.2).

These Proposed Amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, as printed herein in *italics*, are as suggested by the Allied Building Metal Industries as to welding of light structural steel such as fire-escapes, railings, gratings, door-bucks, etc., which are generally shop welded.

Old matter, in brackets [], to be deleted; new matter, in *italics*, to be substituted therefor.

Rule 1. Application for Permits.

- 1.2 [The commencement of any structural welding work is forbidden until an application for a permit to perform such work is filed with and approved by the

Borough Superintendent. The Borough Superintendent shall be notified in writing at least 48 hours prior to the date when the structural welding work is to commence.]

Structural welding work shall be performed only by approved contractors employing certified welders.

Rule 9. Supervision and Inspection.

- 9.1 [Any welding to be done on a structure or any part thereof shall be performed under the supervision of a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect or licensed engineer. Such agency shall be acceptable to the Borough Superintendent.]

Any welding to be done on a structure or any part thereof, in the field, excluding bar joists, shall be performed under the supervision of a representative of the Department of Housing and Buildings, or a representative of a standard testing agency or an inspection agency responsible to the owner or licensed architect, or licensed engineer. Such agency shall be acceptable to the Borough Superintendent. Shop welding on structural steel performed by approved contractors shall be the responsibility of the approved contractor, and shall not require supervision or inspection.

Rule 11. Metal Chimneys, Tanks, Stairs and Fire-Escapes.

- 11.1 [Stairs and fire-escapes shall be considered as light structural steel and where shop welded, shall have attached thereto a tag or label, affixed by the standard Testing Agency, to the effect that these Rules have been complied with.]

Stairs, fire-escapes, railings, gratings, door-bucks and other miscellaneous and ornamental metal, ferrous and non-ferrous work, shall not be considered as structural steel and therefore when welded need not be inspected by a standard testing agency.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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JUN 9 1955

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No. 21

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman.*

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367-55-BZ—H.B.B.—9012-9022 7th avenue, west side, 94 ft. 6 3/8 in. south of 90th street, Block 6094, Lot 26, Borough of Brooklyn, N.B. 1293-54—re gasoline service station, parking of more than 5 cars; rear yard, etc.

368-55-SA—Watson Elevator Co., Inc. Elevator Hoistway Door Interlock, Model 3, manufactured by Watson Elevator Co., Inc., Appliance.

369-55-A—H.B.M.—161 Washington street, east side, 77 ft. north of Liberty street, Block 58, Lot 11, Borough of Manhattan, Alt. 1286-54—re egress and stairs, etc.

370-55-A—H.B.M.—131 Liberty street, north side, 90 ft. 7 1/2 in. east of Washington street, Block 58, Lot 30, Borough of Manhattan, Alt. 1287-54—re egress, stairs and fire escape, etc.

371-55-A—H.B.M.—206-212 West 34th street, south side, 100 ft. west of 7th avenue and 209-211 West 33rd street, Block 783, Lots 33 and 50, Borough of Manhattan, Alt. 379-55—re stairs, egress and doors, etc.

372-55-A—H.B.M.—114-116 Fulton street, south side, 25 ft. 3 in. west of Dutch street, Block 78, Lot 47, Borough of Manhattan, Alt. 379-55—re legal means of egress.

373-55-A—F.D.—32-01 Queens boulevard, north side, from Van Dam street to 32nd place, Block 245, Lot 9, Long Island City, Borough of Queens, Decision.

374-55-A—F.D.—56-08 to 56-28, 57-02 to 57-04, 57-10 to 57-60 and 57-64 to 57-66 244th street, 242-05 to 242-19 and 242-31 to 242-73 61st avenue and 56-03 to 56-33 Douglas parkway; 242-06 to 242-28, 242-36 to 242-58 and 242-66 to 242-68 Horace Harding boulevard (Block 8276, Lot 2); 244-02 to 244-16, 244-24 to 244-48, 246-02 to 246-28 and 246-32 to 246-46 57th drive; 244-01 to 244-03 and 244-09 to 244-35 61st avenue and 57-31 to 57-65 244th street (Block 8276, Lot 10); 244-07 to 244-25, 246-59 to 246-61, 246-65 to 246-71 and 246-75 to 246-77 57th drive; 245-03 to 245-15 61st avenue; 57-01 to 57-03, 57-07 to 57-31, 57-35 to 57-61, 57-65 to 57-83, 57-87 to 57-89, 58-01 to 58-45, 58-49 to 58-63 and 58-67 to 58-69 246th crescent; 244-08 to 244-10 and 244-20 to 244-42 Horace Harding boulevard; 56-07 to 56-25 244th street (Block 8276, Lot 20); 246-11 to 246-43 57th drive; 57-02 to 57-04, 57-10 to 57-26, 57-37 to 57-62, 57-66 to 57-86, 58-40 to 58-64 and 58-68 to 58-70 246th crescent (Block 8276, Lot 30); 245-02 to 245-04 and 245-14 to 245-40 61st avenue; 245-01 to 245-17, 245-39 to 245-45, 245-49 to 245-71 and 245-76 to 245-89 62nd avenue; 61-05 to 61-21 245th place (Block 8305, Lot 10); 244-90 to 244-98 61st avenue; 245-02 to 246-16 62nd avenue; 61-06 to 61-28 245th place (Block 8306, Lot 4). Douglaston, Borough of Queens, Decision re Order Nos. 15971 to 15986-54—re Certificate of Fitness, etc.

375-55-BZ—H.B.Bx.—950-970 Allerton avenue, south side, from Williamsbridge road to Paulding avenue, 2570-2590 Williamsbridge road and 2575-2595 Paulding avenue, Block 4447, Lots 62-64 and 66, Borough of The Bronx, N.B. 1312-54—re gasoline service station, lubritorium, auto repairs, sales rooms, car washing, etc.

376-55-A—H.B.B.—410-412 Van Brunt street, west side, 38 ft. south of Coffey street, Block 597, Lot 23, Borough of Brooklyn, Alt. 2090-52—re frame structure to be occupied for public use (club) rear.

377-55-BZ—H.B.Bx.—2335-2407 Boston road, west side, from White Plains road to Waring avenue, Block 4346, Lots 58, 62 and 69, Borough of The Bronx, N.B. 552-55—re gasoline service station, auto inspection, car washing, alignment, office and storage, etc.

378-55-BZ—H.B.B.—2139-2143 65th street, north side, 325 ft. west of Bay parkway, Block 5550, Lot 50, Borough of Brooklyn, Alt. 1313-55—re parking of cars in a residence use district.

379-55-SM—Lally Column Co. of New York, Inc., Light-Weight Lally Columns (3 1/2" and 4" O.D.) manufactured by Lally Column Co. of New York, Inc., Material.

380-55-SM—Lally Column Co. of New York, Inc., Heavy-Weight Lally Columns and Reinforced Pipe Columns, manufactured by Lally Column Co. of New York, Inc., Material.

Restored to Docket

682-52-SM—Reynolds Aluminum Acoustical System (re-opened for test and report), manufactured by Reynolds Metals Company, Material.

23-37-SA—Silent Heel Oil Burner, Models A, B and E (re-opened for report as to amendment for additional name under which Model A may be sold—Sun Fuel Master Oil Burner), manufactured by Quiet-Heet Manufacturing Corp., Appliance.

212-51-BZ—Vol. II—H.B.Q.—204-20 Northern boulevard, south side, 80.81 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens, N.B. 996-55.

512-29-BZ—Vol. III—H.B.Q.—173-02 to 173-16 64th avenue, southeast corner of Fresh Meadow lane, Block 6902, Lot 26, Flushing, Borough of Queens, Alt. 402-55.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April 12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11

CALENDAR

	Last Publication
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)....	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)...	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19 Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

MAY 24, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 24, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling, folding, and packaging; and the parking and loading and unloading, and to permit the folding and packaging of diapers and office in the business use portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13, 29, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoreman Checkers and Clerks Social Club, Inc., owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles in a residence use district the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hildun Corp., owner.

SUBJECT—Application November 15, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

896-54-A

APPLICANT—Kitzler and Nurick, for Hildun Corp., owner.

CALENDAR

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners (U. S. Government, Post Office Department, lessee).

SUBJECT—Application January 4, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district, the extension of existing U. S. Post Office building without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor house-keeping conditions found on the premises and for decision.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed; then to May 24, 1955, for applicant to file revised plans showing additional means of exit and a sprinkler system throughout first floor and cellar; also to submit consent of adjoining owner for use of his premises as an exit; and for decision by the Board.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owner.

SUBJECT—Application September 7, 1954—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the erection

and maintenance of a gasoline service station, lubritorium, auto-laundry (non automatic), storage and sale of accessories, and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for inspection and decision.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

Laid over from May 3, 1955, to May 24, 1955, for inspection and decision; hearing closed.

539-43-BZ—Vol. II

APPLICANT—Patriek D. Coneagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

CALENDAR

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then

Laid over from May 10, 1955, to May 24, 1955, for statement from applicant as to proposed tenancy.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A; then to May 24, 1955, for plans from three sources to be submitted as previously requested.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Capollaro, Rose Capollaro, Executrix, owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

Laid over from May 3, 1955, to May 10, 1955, for inspection and decision; hearing closed; then laid over from May 10, 1955, to May 17, 1955, for applicant to file revised plans showing additional fences along easterly lot line and Rochelle street, and for decision; then to May 24, 1955, for applicant to submit revised plans substituting different type of fence, etc.; hearing previously closed.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

Laid over from May 17, 1955 to May 24, 1955, applicant to file seven complete sets of plans as to proposed uses and entrances.

972-54-BZ

APPLICANT—Murray S. Cohen, for Wolf and Kindler, owners (Fordham Drug Co., lessee).

SUBJECT—Application December 23, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail I use district, the extension of existing store in a class A multiple dwelling into residence portion of lot.

PREMISES AFFECTED—2487 Creston avenue and 72 East 190th street, southwest corner, Block 3174, Lot 28, Borough of The Bronx.

Laid over from May 17, 1955 to May 24, 1955, for inspection and decision; hearing closed; applicant to file statement as to back fill and slab.

254-45-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application reopened January 4, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district the sale, storage and display of new and used cars, and to permit the erection of a gasoline service station, to be used in conjunction with an authorized auto dealer and to permit the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage.

PREMISES AFFECTED—186-25 to 186-49 Merrick boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

Laid over from May 17, 1955 to May 24, 1955, for inspection and decision; hearing closed; applicant to file copy of contract and revised plans.

1148-38-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Neill Supply Company, Inc., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to extension of variance—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the additional use of storage for pipe as well as parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8, Sunnyside, Borough of Queens.

762-49-BZ

APPLICANT—Ingram S. Carner, for Neill Supply Co., Inc., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from garage for more than five motor vehicles, to a factory and storage warehouse for plumbing supplies, and the cutting and threading of pipe, for a term of years.

PREMISES AFFECTED—47-35 to 47-43 49th street, east side, 195 ft. north of 48th avenue, Block 2287, Lot 10 Woodside, Borough of Queens.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

CALENDAR

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a business building (super market), using more than the area permitted, and with an entrance to required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy of second floor of existing public garage to factory use.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

886-48-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Seagirt Realty Co., owner (Arverne Auto Body and Fender Works, Inc., lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding.

PREMISES AFFECTED—71-10 Beach Channel drive, west side, 156.78 ft. north of Beach 72nd street and 348 Beach 72nd street, Block 537, Lot 14, Arverne, Borough of Queens.

162-50-BZ—Vol. II

APPLICANT—Leo Kornblath, for Sanjon Realty Corp., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs and office.

PREMISES AFFECTED—29-03 Sea Girt boulevard, south side, from Beach 29th street to Beach 30th street, Block 287, Lot 1, Far Rockaway, Borough of Queens.

639-54-BZ

APPLICANT—Siegel and Green, for Oslo Realty Corp., owner.

SUBJECT—Application August 4, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district for a term of twenty years the conversion of existing tenant's garage in cellar of multiple dwelling, to non tenant transient garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—70 East 162nd street and 920-926 River avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and

business district for a term of ten years the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

933-54-BZ

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, B area district the conversion of use of first and second floors in existing five story structure to business use, and to permit openings between the two structures on first and second floors to gain access from one building to the other; and to permit a two story extension of rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

934-54-A

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212(lc) of the Multiple Dwelling re required yard level.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, lubritorium, and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles waiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

CALENDAR

997-54-BZ

APPLICANT—Irving H. Passel, for Thomas Nolan, owner (o/u/c Esso Standard Oil Co.).

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

HARRIS H. MURDOCK, *Chairman.*

MAY 24, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon May 24, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

185-55-SM

APPLICANT—Joseph Aiello, for Mastic Tile Corporation of America, owner.

SUBJECT—Application March 4, 1955—Matico Cork Tile Flooring, approval of.

45-55-SA

APPLICANT—Avril Incorporated, owner.

SUBJECT—Application January 19, 1955—Avril Inc., Rinse Water Treatment Pump, Model S, approval of.

767-54-SM

APPLICANT—Concrete Pipe and Products Company, Inc., owner (Limestone Products Corporation, agent).

SUBJECT—Application September 27, 1954—Spectra-Glaze Tile Face Concrete Masonry Units, approval of.

114-55-SA

APPLICANT—Cornelius C. Fisk, for The Messer Company, Inc., owner.

SUBJECT—Application February 7, 1955—Merco Mechanical Draft Oil Burner, Model J, approval of.

81-53-SM

APPLICANT—F. E. Schundler and Company, Inc., owner.

SUBJECT—Application January 20, 1953—Coralux Floor and Ceiling Construction (gypsum plaster), approval of.

78-53-SM

APPLICANT—PerAlex of New Jersey, owner.

SUBJECT—Application January 27, 1953—PerAlex Insulated Roof System, approval of.

981-54-SM

APPLICANT—The DuBois Company, Inc., owner.

SUBJECT—Application December 13, 1954—Rins-O-Lator (for dishwashing machines), approval of.

876-50-SM

APPLICANT—Exit Lock Co., Inc., Division of C. D. Wailes Corp., owner-manufacturer.

SUBJECT—Application September 25, 1950. Exit Lock Co., Inc. Fire Exit Lock Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E and A6E, approval of.

114-53-SA

APPLICANT—Morrison Steel Products, Inc., owner.

SUBJECT—Application reopened March 29, 1955, as to amendment to resolution as to additional trade name—re Morrison Conversion Oil Burner, Models PB-1-J and PB-2-J; previously approved.

709-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

SUBJECT—Application reopened June 2, 1954 as Vol. II for test and report if required, as to revised dimension of the material—re Gold Bond Gypsum Wall Plank (wall-board for new or remodeling work); previously approved re Gypsum Lath (plaster board), Gypsum Wallboard and Gypsum Sheathing Board, Gold Bond, Rockwell and Gypsolite Brands.

503-40-SM

APPLICANT—Acme and Dorf Metal Door Corp., owner.

SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re ABC One and One half Hour Kalamein Door; previously approved.

485-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened July 13, 1954, as to amendment to resolution to include additional USG Lath Rocklath Accessories—re USG Rocklath Accessories; previously approved.

494-45-SM

APPLICANT—ABC Kalamein Door Co., and Acme & Dorf Metal Door Corp., owners.

SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re ¾ Hour Kalamein Fire Resistive Window; previously approved.

500-47-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.

SUBJECT—Application reopened March 8, 1955, as to amendment to change of construction—re 1½ Hour Flush Type Door; previously approved.

595-52-SM

APPLICANT—PerAlex of New Jersey, owner.

SUBJECT—Application July 13, 1952—PerAlex (perlite lightweight aggregate), approval of.

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Longfellow, agent).

SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Co., Division of The American Laundry Machinery Co., owner L. Frank Wright, agent.

SUBJECT—Application reopened November 3, 1954 as Vol. II for test and report as to design—Huebsch "372" Tumbler (gas heated clothes dryer); previously approved re Huebsch Open End Drying Tumbler (gas heated clothes dryer).

526-54-A

APPLICANT—Mary Ruth, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-40 148th avenue, south side, 225.49 ft. east of 253rd street, Block 13652, Lot 11, Rosedale, Borough of Queens.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).

SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.

PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

CALENDAR

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

66-55-A

APPLICANT—Leon Seinfeld, for Celia Seinfeld, owner.

SUBJECT—Application filed January 27, 1955—pursuant to section 310 of the Multiple Dwelling Law for variation of Sections 9, subdivision 9 and section 27, subdivision 2 of the Multiple Dwelling Law re required yards and an appeal to review decisions of the borough superintendent.

PREMISES AFFECTED—224 Avenue N and 1494-1496 East 3rd street, southwest corner, Block 6584, Lot 10, Borough of Brooklyn (front and rear buildings).

143-55-A

APPLICANT—Max Bayerdorffer, owner.

SUBJECT—Application February 14, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond.

658-54-A

APPLICANT—William A. Lacerenza, for 212 25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).

SUBJECT—Application September 1, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

181-55-A

APPLICANT—R. H. Tatlow, for Abbott Merkt Co., for B. Altman and Co., owner.

SUBJECT—Application March 9, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—48-49 35th street, northeast corner of Hunters Point avenue and 48-50 36th street, Block 237, Lot 1, 3rd floor, Long Island City, Borough of Queens.

565-54-A

APPLICANT—Louis Liebermann, for Leon Siev, owner.

SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1020 Ocean Parkway, west side, 140 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, June 1, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol.

II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

Laid over from May 3, 1955, to May 10, 1955, at request of attorney for objectors; applicant concurring; no further requests for adjournments; then

Laid over from May 10, 1955, to June 1, 1955, for inspection and decision; hearing closed.

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 18, 1955 as Vol.

II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the residence and business use district, the extension in area and use of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs; and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol.

II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of portion of the cellar as an architect's office (originally intended as a doctor's office). PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (warehouse), with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a one family dwelling without the required set back.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

CALENDAR

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district the erection and maintenance of twelve (12) one family dwellings without the required set back.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd drive, southwest corner of 133rd road and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue, Block 13210, Lots 1 and 4, Block 13211, Lots 1, 7 and 8, Block 13217, Lots 40, 43, 45, 47 and 33, Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

973-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district the reconstruction of existing gasoline service station to include, motor vehicle repairs, lubritorium, car washing and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration; then to April 26, 1955, applicant to file new decision of the Borough Superintendent as to enlarged plot; then to May 17, 1955, for applicant to file letter with the owner of Block 5202, Lot 54, within the hundred feet of the enlarged plot and to permit two publications in the Bulletin; and for decision; then to June 1, 1955, for applicant

to obtain a decision from the borough superintendent as to side and rear yard areas.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of The Bronx.

Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board; then to April 26, 1955, for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department; then to May 17, 1955, applicant to be notified; then to June 1, 1955, further consideration after applicant has investigated recent amendments to the Multiple Dwelling Law.

418-31-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to amendment of resolution—re (decision of the borough superintendent), previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the demolition of existing wood and metal structures and the erection of an extension to existing gasoline service station accessory building; to provide 13 one-car garages, lubritorium, car washing, motor vehicle repairs, wheel alignment, brake testing, storage and sale of accessories and office.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

226-41-BZ—Vol. III

APPLICANT—James E. Casale, for Anton Meister, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use B area district the erection of a building to be used for dwelling, accessory practice of chiropractic and private art gallery using in excess of 65% of the area of the lot.

PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. 5 $\frac{1}{3}$ in. east of Madison avenue, Block 1497, Lots 48 and 48 $\frac{1}{2}$, Borough of Manhattan.

CALENDAR

100-48-BZ—Vol. III

APPLICANT—Henry Nordheim, for John H. Bush, owner (Henry Bellmann, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the maintenance of existing motor repair shop in store building (1878 Valentine avenue).

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue, and 350-360 East 178th street, south side, from Valentine to Webster avenues, Block 2815, Lot 1, Borough of The Bronx.

121-54-BZ

APPLICANT—Otto J. and Warren Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a storage warehouse in conjunction with adjoining building on lot 40 used as a machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

344-54-BZ

APPLICANT—Ludwig P. Bono, for Lax Realty Corp., owner (Peter Taylor, lessee).

SUBJECT—Application May 4, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy on second floor from showroom to offices and studio (charm and fashion consultants).

PREMISES AFFECTED—409 Central Park West, west side, 75 ft. 8 in. south of West 101st street, Block 1836, Lot 33, Borough of Manhattan.

415-54-BZ

APPLICANT—Charles Abrahams, for Peter Bilinski, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the demolition of existing frame structures, and the extension of building under construction on remaining unbuilt upon portion of plot to be joined with existing structure fronting on Liberty avenue, using more than the area permitted.

PREMISES AFFECTED—148-15 105th avenue, north side, 125.15 ft. east of 148th street and 148-12 Liberty avenue, Block 10061, Lot 12, Jamaica, Borough of Queens.

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner (Tidewater Associated Oil Co., owner under contract).

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence

and retail use district, of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmarv Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

119-55-SA

APPLICANT—Hydrotherm, Inc., owner.

SUBJECT—Application February 9, 1955—Hydrotherm Gas-fired Hot Water Heating Boilers, Models M45, M72 M85, R100, R120, R150, R170, L200 and L250, approval of.

CALENDAR

918-53-SM

APPLICANT—Flexible Tubing Corp., owner.
SUBJECT—Application December 21, 1953—Ducts for Air Conditioning System, Thermaflex-A Model FT-712, Thermaflex-B Model FT-713, approval of.

205-55-SA

APPLICANT—S. J. Dowling, for Eureka-Williams Company, Division of Henney Motor Company, Inc., owner.
SUBJECT—Application March 1, 1955—Williams Oil-O-Matic Conversion Oil Burner, Model R-160, approval of.

486-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened December 15, 1953, as to amendment as to similar product produced in Canadian factory—re USG Sheetrock Gypsum Wallboard Panels and Accessories; previously approved.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).
SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

148-42-A—Vol. II

APPLICANT—Guerino Salerni, for Gotham Ink and Color Co., owner.
SUBJECT—Application reopened October 14, 1953 as Vol. II—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—5-19 47th avenue, north side, 174.93 ft. east of 5th street, Block 28, Lot 17, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 7, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 7, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.
PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.
SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653,

Lots 27 and 31 and 32 Borough of Brooklyn.

Laid over from May 10, 1955, to May 17, 1955, at request of an objectant, applicant concurring; then to June 7, 1955, for inspection and decision; hearing closed.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.
SUBJECT—Application May 7, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used by a franchised automobile dealer as a show-room, storage garage, lubritorium, car wash, motor vehicle repair shop, under coating, front end alignment, new car conditioning, parts storage, sale and display of accessories, and office; and to permit the storage of customers' cars awaiting service—with business entrances and a business sign nearer the residence use district than is permitted; and to permit the continuation of existing used car sales lot.
PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.
SUBJECT—Application April 6, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.
SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and the addition of four 550 gallon gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.
PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.
SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.
PREMISES AFFECTED—65-14 to 65-28 (65-20 official), Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murry B. Brody, owners.
SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more

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than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russong, owners.

SUBJECT—Application November 18, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing gasoline service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car washing (non automatic), motor vehicle repairs, and office, and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

382-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cono and Conetta Liquori, owners.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the sale and display of more than five new and used cars, with signs on Atlantic avenue, Shepherd avenue and Highland place frontage and office, for a term of years.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue, Block 3958, Lots 49, 51, 53 and 55, Borough of Brooklyn.

616-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner (Nicholas Pellidaro, lessee).

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7i of the zoning resolution, permitting in a business use district the change in occupancy from auto laundry, battery-testing and simonizing of cars, to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street, Block 6062, Lot 41, Borough of Brooklyn.

635-49-BZ

APPLICANT—Andrew DiCamillo, for Carmelo Sgarlato, owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.

PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street, Block 409, Lot 14, Borough of Brooklyn.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Co., Inc., owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance steps and platform without the required set back from street line, and using more than the area permitted; and to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

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151-55-A

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application January 20, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner (Shell Oil Company, lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

606-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of The Bronx.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch handsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, 1/2 times height

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district the erection and maintenance of a structure in excess of height permitted within two miles of an airport.
PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-336 West 58th street and 20 West 60th street, Block 1049, Lot 29, and Block 1112, Lot 25, Borough of Manhattan.

306-55-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

718-54-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application September 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle and 20 West 60th street, southwest corner and 325-335 West 58th street, northwest corner of Columbus Circle, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 7, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon June 7, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:

88-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Insulated Oven Enclosure, approval of.

90-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Indirect Fired Gas Heater, Type L, approval of.

89-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Type I. D. Direct Fired Gas Heater, approval of.

197-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Highboy Oil-Fired Warm Air Furnaces, approval of.

499-54-SA

APPLICANT—Fulton Boiler Works, Inc., owner.

SUBJECT—Application June 10, 1954—Fulton Oil-Fired Boiler Unit, approval of.

288-55-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application April 6, 1955—Tokheim Gasoline Dispensing Pumps, Models 300 and 305 and National Gasoline Dispensing Pumps, Models 360 and 365, approval of.

67-55-SM

APPLICANT—Picone Brothers Builders Supplies, Inc., Owner.

SUBJECT—Application January 26, 1955—Picone Cinder Brick, approval of.

783-49-SM—Vol. II

APPLICANT—New England Lime Company, owner (C. C. Loomis, agent).

SUBJECT—Application reopened December 7, 1954 as Vol. II for test and report to consider change of name of owner and changes in construction—NELCO Kilnoise Acoustical Tile; previously approved re Kilnoise Acoustic Tile, Series 100.

521-45-SM—Vol. II

APPLICANT—Robert P. LeVine, for National Brick Company, owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II for test and report as to additional sizes—Nabcor High Pressure Steam Cured Burned-Clay Concrete Masonry Units; previously approved re Nabcor Sand-Crit High Pressure Steam Cured Units.

638-41-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution—re United States Gypsum Pyrobar Gypsum Partition Tile, previously approved.

798-54-A

APPLICANT—Kitzler and Nurick, for Cohn Brothers Furniture Corp., owner.

SUBJECT—Application October 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4701 5th avenue and 506-512 47th street, southeast corner, Block 766, Lot 8, Borough of Brooklyn.

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

107-55-A

APPLICANT—James E. Casale, for Arnold Bernhard Co., Inc., owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 East 44th street, north side, 167 ft. east of 5th avenue, 6th floor, Block 1279, Lot 7, Borough of Manhattan.

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475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

506-54-A

APPLICANT—William H. Fuhrer, for 32 White Street Corp., owner.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—225 Varet street, north side, 96 ft. west of White street, Block 3109, Lots 47 and 36, Borough of Brooklyn.

222-55-A

APPLICANT—James H. Walsh, for Fire Department, City of New York, owner.
SUBJECT—Application March 23, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—223 East 25th street, north side, 300 ft. west of 2nd avenue, Engine House #16, Block 906, Lot 13, Borough of Manhattan.

149-55-A

APPLICANT—Robert Gottlieb, for New Side Realty Corp., owner.
SUBJECT—Application February 23, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1347-1349 Boston road, north side, 288.06 ft. west of Jefferson place, Block 2934, Lot 52, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 14, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.
Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.
SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the increase in height of existing storage garage by the addition of another story, and to permit the use of roof for the parking of motor vehicles.
PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application March 15, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.
SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.
PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

751-39-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.
SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the addition of motor vehicle repairs and the parking of motor vehicles awaiting service, to existing gasoline service station, lubritorium, auto laundry and office.
PREMISES AFFECTED—925 Hunts Point avenue, south side, from Southern boulevard to Bruckner boulevard, Block 2735, Lot 20, Borough of The Bronx.

165-48-BZ—Vol. III

APPLICANT—Paul Trapani, for Victor Minichiello, owner.
SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the extension in use of existing gasoline service station and motor vehicle repair shop, for a term of ten years' the erection and maintenance of an automatic auto laundry and to erect and maintain an additional motor vehicle repair shop, front end alignment, and a store for sale of accessories.
PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets (no power driven saws).
PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.
SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles.

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gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

978-54-BZ

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the use of portion of first floor for the parking and storage of city owned (Board of Education) and employees' cars, with greasing and minor motor vehicle repairs to the city owned cars.

PREMISES AFFECTED—131 Livingston street, north side, 132 ft. 6 in. east of Red Hook lane (Pearl street) and 409 Red Hook lane, Block 154, Lot 1, Borough of Brooklyn.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue,

southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner Peter Pan Playland Corp., lessee).

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a period of ten years.

PREMISES AFFECTED—2601-2609 Emmons avenue, north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 14, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

286-55-A

APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.

SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

Remaining Minutes of Meeting of May 10, 1955

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of five years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Stanley B. Epstein and Harold Tabacoff.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 7, 1955, at 10 A. M., waiving all requirements except new decisions of the Borough Superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

68-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for 10 Brighton 11th St. Corp., and 30 Brighton 11th St. Corp., owners.

SUBJECT—Application for consideration—reopening as Vol. III as to extension of uses, subject to regular procedure—re

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Application (decision of the borough superintendent), previously denied, under section 7h of the zoning resolution, to permit in a residence use district, the sale and display of new and used cars, for a term of five years and the parking and storage of motor vehicles (previously granted by the Board, a garage, never built).

PREMISES AFFECTED—40-48 Brighton 11th street, west side, 59 ft. 4 $\frac{3}{4}$ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

635-49-BZ

APPLICANT—Andrew Di Camillo, for Carmelo Sgarlato, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.

PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street, Block 409, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 7, 1955, at 10 A.M., waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

382-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cono and Conetta Liquori, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a partly retail use and partly residence use district (formerly a residence use district), the sale and display of more than five new and used cars, with signs on Atlantic avenue, Shepherd avenue and Highland place frontage and office for a term of years.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-46 Highland place, northwest corner and 225-237 Shepherd avenue (Block 3958, Lots 49, 51, 53 and 55), Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II and set for hearing on June 7, 1955, at 10 A. M., waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0
Absent: Commissioner Keating 1

96-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Alex Eisenberg, owner (Sunnydale Farms, Inc., lessee).

SUBJECT—Application for consideration—reopening Vol. II to consider new uses, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence and business use district, the extension to existing milk processing and distribution plant to be used as a milk processing plant, wholesale and retail distribution of milk and cream and the parking and storage of motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—240-284 Malta street, southwest corner of Stanley avenue, Block 4364, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

616-53-BZ

APPLICANT—Andrew Di Camillo, for Joseph Cascia, owner (Nicholas Pelidaro, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a retail district (formerly a business use district), the change in occupancy from auto laundry, battery-testing and simonizing of cars to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7 $\frac{1}{2}$ in. north of 89th street and 337 89th street, Block 6062, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 7, 1955, at 10 A.M., waiving all requirements except new decision of the Borough Superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

236-38-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as to test and report—re Pyrofill Roof Deck; previously approved.

APPEARANCES—

For Applicant: William Bainbridge.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

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196-53-SA

APPLICANT—William M. Wilson's Sons Inc., owner.

SUBJECT—Application for consideration—reopening as to test and report to additional model—re Gasboy Consumer Electric Pump (gasoline dispensing pump) Model A-1550; previously approved.

APPEARANCES—

For Applicant: Charles J. Denny.

ACTION OF BOARD—Application reopened for test and report.

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

708-52-SM

APPLICANT—Bethlehem Steel Co., Owner.

SUBJECT—Application September 22, 1952—re Bethlehem Steel Co., High Strength Bolting for Structural Joints, approval of.

APPEARANCES—

For Applicant: F. D. Kennedy.

ACTION OF BOARD—Taken off calendar for assignment of another hearing date after action by the Council in connection with legislation to amend the Building Code. Intro 260, 261, 262 and 263, to permit the bolts for structural steel without limitation of height of building.

Adjourned: 3:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY MORNING, MAY 17, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh and L. C. Squire.

For Opposition: Michael Levine and Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A.M. for plans from three sources to be submitted as previously requested.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a

business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Paul M. Mintz, Nathan Ringel, Leonard Horn, Jack Wintner, Georgianna Flagg and E. Hudes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for inspection and decision; hearing closed.

254-45-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application reopened January 4, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the sale, storage and display of new and used cars, and to permit the erection of a gasoline service station, to be used in conjunction with an authorized auto dealer and to permit the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage.

PREMISES AFFECTED—186-23 to 186-49 Merrick boulevard and 186-01 to 186-12 Ridgedale avenue, northwest corner, 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner and David Jacofsky.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for inspection and decision; hearing closed; applicant to file copy of contract and revised plans.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court, not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy, Henry Greene and Arthur McNulty.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A.M.; applicant to file seven complete sets of plans as to proposed uses and entrances.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

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SUBJECT—Application May 7, 1954 — (decision of the borough superintendent) under section 7f, 7i and 7A of the zoning resolution, to permit in a business use district, the erection and maintenance of a building to be used by a franchised automobile dealer as a show-room, storage garage, lubritorium, car wash, motor vehicle repair shop, under coating, front end alignment, new car conditioning, parts storage, sale and display of accessories, and office; and to permit the storage of customers' cars awaiting service—with business entrances and a business sign nearer the residence use district than is permitted; and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard, 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph W. Ryan, Thomas Dahlgard and Carl H. Salminen.

For Opposition: Dr. Bernard B. Reiskin, Thomas Waldon, Clara Giaimo, Getrude Foley, Cecelia E. Hackett and George Cook.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application April 6, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard, 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph W. Ryan, Thomas Dahlgard and Carl H. Salminen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

APPEARANCES—

For Applicant: Jack Feldman, Joseph Cohen and Ruth Feldman.

For Opposition: W. B. McKewin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for further consideration after applicant has investigated recent amendments to the Multiple Dwelling Law.

560-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning

resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Herman Glicker.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A.M. for applicant to obtain a decision from the borough superintendent as to side and rear yard areas.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Cepollaro, Rose Capollaro, Executrix, owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A.M. for applicant to submit revised plans substituting different type of fence, etc.; hearing previously closed.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and the addition of four 550 gallon storage tanks, and to permit the parking and storage of motor vehicles on un-built upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, Block 3722, Lot 9, Glendale, Borough of Queens.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision in conjunction with Cal. 709-54-BZ; hearing closed.

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murray B. Brody, owners.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh and Murray B. Brody.

For Opposition: Harry Berlin, Jerome Frankel and Henrietta Miller.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for inspection and decision; hearing closed.

871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russong, owners.

SUBJECT—Application November 18, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing gasoline service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen, Lawrence Lundgren and Richard Russong.

For Opposition: Eugene Costa.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Davis.

For Opposition: Stanley W. Berman, C. J. Cammarata for N. Y. C. Housing Authority and Harry Ragovin.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A. M. to consider a new proposal as to larger plot.

972-54-BZ

APPLICANT—Murray S. Cohen, for Wolf and Kindler, owner (Fordham Drug Co., lessee).

SUBJECT—Application December 23, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and retail-1 use district, the extension of existing store in a class A multiple dwelling into residence portion of lot.

PREMISES AFFECTED—2487 Creston avenue and 72 East 190th street, southwest corner, Block 3174, Lot 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Murray S. Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 10 A. M. for inspection and decision; hearing closed; applicant to file statement as to back fill and slab.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954—(decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district, the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: Daniel Finke.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for inspection and decision; hearing closed.

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 30, 1954 (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station to include lubritorium, car washing (non auto-

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matic), motor vehicle repairs, and office, and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for inspection and decision; hearing closed.

736-51-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Bellnord Associates, Inc., owner.

SUBJECT—Application reopened March 15, 1955 by order of the Court—re (decision of the borough superintendent) previously denied under section 7e of the zoning resolution, to permit in the local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, showroom for new and used cars, parts department and office; and to permit the parking and storage of cars, for a term of fifteen years (previously denied under sections 7e and 7A).

PREMISES AFFECTED—147-10 Northern boulevard and 37-01 to 37-09 147th street, southeast corner, Block 5016, Lot 18, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: J. H. Hoffnagle and William Albert.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on April 15, 1952 this application (Vol. I) was denied by the Board under sections 7e and 7A of the zoning resolution, to permit in the local retail use district portion of a lot located in residence and local retail use districts, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs and office, and the parking and storage of motor vehicles, with a curb cut more than permitted distance from the intersection, all for a term of fifteen years; and

WHEREAS, this application was reopened as Vol. II on May 26, 1953 subject to regular procedure, for re-hearing; and

WHEREAS, a public hearing was held on this application on May 4, 1954 after due notice by publication in the Bulletin; laid over to May 25, 1954 for decision and inspection; no further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 147th street are in residence and local retail use, C area, class 1 height districts; Northern boulevard is in a local retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated March 26, 1953 acting on N.B. Applic. 583-53, reads:

"1. Use of premises located partly in a residence use district and partly in a local retail use district as a gasoline service station, lubritorium, minor auto repairs, car washing, auto showroom for new and used cars, office, parts department, parking and storage is contrary to Art. II Sec. 3 & 4C of the Zoning Resol."

and
WHEREAS, the applicant states that the premises consist of a plot, 153 ft. frontage by 105.30 ft. in depth, irregular, presently vacant; that it is proposed to erect a new auto-

mobile service center consisting of an auto showroom and a gasoline service station; that the contemplated building will have a frontage of 74 ft., a depth of 53 ft., one story in height, of class 3 construction, and contain the aforementioned auto showroom and the necessary conjunctive uses to such showroom and gas station, these uses to consist of lubritorium, minor auto repairs, office and car washing; that the gas station will consist of ten 550-gallon gas tanks and six dispensing pumps; that a portion of the site will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the modern trend in automotive service has been to provide any service an owner may require in one place, from the purchase of his car to the maintenance and fueling of said car, and the project as proposed will be in line with these needs; that Northern boulevard is a very highly traversed auto lane and as such the project is entirely in keeping at this point; that the large residence development in the area has also created a need for the proposed showroom and gas station as such services are not available in the affected area; that there are more than sufficient stores in the area for public requirements; that although the site is partly in a residence zone the project will be confined to the local retail zone and the auto showroom is a permissible use in the local retail zone; that a planted area, 20 ft. in depth, will be maintained on the southerly lot line which will afford permanent additional light and ventilation to adjoining residence area and also act as a buffer between zones; that a 6 ft. wide planted area will be maintained along 147th street, except for a short distance in order to afford entry to the site, which will help maintain the residential aspect of 147th street; that a 15 ft. wide portion of the site at the easterly end will be reserved for a conforming use, and this, together with the permissible 30 ft. wide auto showroom will act as a buffer to the rest of the frontage on Northern boulevard to the east; that the highly modern design of the building and the contemplated treatment of the entire site with its landscaping and planting will enhance the appearance of the entire area and be in keeping with the modern trend in commercial design; and

WHEREAS, the applicant states that as of July 25, 1916 the property was in a residence district and on November 11, 1926 the portion of the property within 100 ft. of Northern boulevard was changed to a business district; that the present local retail designation became effective on September 18, 1947; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no sufficient reason advanced to justify a favorable decision to reverse the prior action of denial under Volume I; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, subdivision e, of the zoning resolution; and

WHEREAS, on May 25, 1954 this application (Vol. II) was denied under section 7e; and

WHEREAS, on June 30, 1954 copy of petition and order of certiorari was served on the Board by attorney for owners; and

WHEREAS, application was reopened on March 15, 1955 by the Board by order of the court and set for hearing on April 19, 1955 at 10 A.M.; applicant to send notice to property owners in area by registered mail; and

WHEREAS, a public hearing was held on this application on April 19, 1955, laid over to May 10, 1955 for inspection and decision—hearing closed; then laid over to May 17, 1955, for further consideration—hearing closed; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Sections 7-A and 7, Subdivisions e, h and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application

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be and it hereby is *granted* under Section 7e for a term of ten years, to permit the premises as reduced, now having a frontage of 138 feet along Northern boulevard and 136.69 feet along the rear lot line to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received April 7, 1955", 1 sheet and "May 3, 1955", 2 sheets, as revised by plan marked "Received May 12, 1955", 1 sheet, *on condition* that the premises shall be leveled substantially to the grade of Northern boulevard and shall be constructed and arranged as indicated on such revised plan marked "Received May 12, 1955", 1 sheet, *on condition* that the accessory building shall be of the size and arrangement as indicated on such revised plan; that there shall be no cellar under such accessory building, the design of which shall be as indicated on plan marked "Received May 3, 1955"; that along the rear lot line there shall be a masonry wall for a full height of 5 ft. 6 in.; that such wall shall be returned along the 147th street side for a distance of approximately 35 feet and from there to a distance of 65 feet from the rear lot line there shall be a wall of similar construction except the top 3 feet may be of steel pickets; that there shall be suitable terminating posts erected at the end of such walls; that along the rear and side walls there shall be landscaped areas as shown and of the width shown planted with suitable planting material protected by a 6 in. by 6 in. concrete curbing; that pumps shall be of a low approved type erected not nearer than 15 feet to the street building line; that curb cuts shall be restricted to three to Northern boulevard, each not over 30 feet in width and one curb cut to 147th street within the first 25 feet of the street building line of Northern boulevard; that there shall be erected within the intersection a block of concrete extending for a distance of not less than 5 feet along either building line and not less than 12 in. in height; that a similar block shall be erected toward the east against the proposed 15 ft. passageway not included in this application from Northern boulevard to the rear for service of the adjoining stores under the same ownership; that along this line there shall be erected a woven wire fence not less than 5 ft. 6 in. in height or a masonry wall with suitable terminating post at the street building line of Northern boulevard; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the borough president; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that under section 7h for a similar term there may be parking of cars awaiting service; that under Section 7A, the curb cut on 147th street hereinbefore permitted may be approved; that under section 7i there may be minor motor vehicle repairs maintained within the accessory building only, for adjustments with hand tools; that the face brick used on all sides of the accessory building and for the masonry wall shall harmonize; that signs shall be limited to a permanent sign attached flat to the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting a post standard within the building lines at the intersection for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 ft. and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

424-52-BZ

APPLICANT—Schatz Systems, Inc., lessee, for Samuel Danzig, owner.

SUBJECT—Application reopened April 12, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—43-45 West 67th street, north side, 100 ft. east of Columbus avenue, Block 1120, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Mervin Danzig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on December 16, 1952 this application was granted by the Board on certain conditions, under section 7h of the zoning resolution, to permit in a residence use district, for a term of two years, the parking and storage of motor vehicles; and

WHEREAS, on February 13, 1953 copy of petition and order of certiorari was served on Board by attorney for objecting property owners; and

WHEREAS, on June 3, 1953, Supreme court, New York county, it was stipulated and agreed by and between the attorneys for the respective parties hereto that the within proceedings be and the same hereby is discontinued without costs against any of the parties hereto; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation on December 16, 1954; and

WHEREAS, this application was reopened on April 12, 1955 and set for hearing on May 10, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1955 acting on Alt. Applic. 658-52, reads:

"Your application for an extension of temporary certificate of occupancy #40831 for above premises is hereby denied as the Board of Standards and Appeals resolution, Cal. #424-52-BZ limited the term of the variance for the parking lot to two (2) years from Dec. 16, 1952. You may refer back to the Board for an extension of the variance."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 16, 1952, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision h for a term of five years from the date of this amended resolution; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained within six months from the date of this amended resolution."

585-52-BZ—Vol. II

APPLICANT—Harry A. Yarish, for Joseph I. Lubin and Joseph Eisner, owners (Carl Speigel, lessee).

SUBJECT—Application reopened June 2, 1953 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district, the parking and storage of motor vehicles, for a term of two years.

PREMISES AFFECTED—339-341 East 45th street, north side, 100 ft. west of 1st avenue, Block 1338, Lots 21 and 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Chairman Murdock 1

Negative: Commissioners Kleinert and Keating and

Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on June 2, 1953 subject to regular procedure, restored to calendar; and

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; laid over to May 17, 1955, for applicant to file a letter from the proposed operator who now is stated to operate the parking lot opposite on the south side of the street; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and First avenue are in a restricted retail use, B area, class 1½ height district; East 45th street is in restricted retail business and manufacturing use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated May 26, 1953 acting on Alt. Applic. 923-52, reads:

"7. Parking and storage of more than five (5) motor vehicles in a Restricted Retail District not permitted as same is contrary to Paragraph 4-B(L) of the Building Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 100 ft. in depth, presently vacant, and is located in a restricted retail district; that this was changed on May 5, 1947 prior to which time it was an unrestricted district; that the area was unrestricted from 1916 to April 5, 1947; that it is proposed to enclose the entire plot in a woven wire fence 6 ft. high except where there are abutting brick walls of adjacent buildings; and

WHEREAS, the applicant contends that the subject area is heavily congested by auto traffic and any additional parking space would aid in easing the traffic situation particularly to people who carry on their business in this area; that the subject plot has been vacant for almost 3 years; that it seems to be undesirable for any conforming use because of its small area; that it is presently leased for parking on a 30 day basis in order to permit the owner to sell whenever the opportunity arises; that the proceeds derived from the parking lot rent would to some extent give relief to the owner in that he would be better able to meet the taxes and other expenses to carry this property; and

WHEREAS, the applicant states that the present owner has held title to the property since September 8, 1946 and that the assessed valuation of land is \$57,500; and

WHEREAS, the following resolution was offered for adoption:

The motion is to grant under Section 7h for a term of two years to permit the premises to be occupied for the parking of motor vehicles substantially as proposed and as indicated on plans filed with this application marked, "Received, November 17, 1954" (2 sheets) on condition that the premises shall be levelled substantially to the grade of East 45th Street and shall be surfaced with clean gravel or steam cinders and treated with a binder and properly rolled; that there shall be erected on the side and rear lot lines where walls of adjoining buildings do not occur a woven wire fence of the chain link type not less than five feet six inches in height; that a similar fence with gates shall be erected on the street building line; that the gates shall be closed when the parking lot is not open for parking of cars; that opposite such gates not exceeding 15 feet in width there may be a curb cut of similar width; that the requirement of this resolution is that the operation of this lot shall be under the same auspices and by the same persons in control of the parking lot as of the parking lot opposite at Nos. 338 to 342 East 45th Street, Block 1337, lots 30, 31, 32 and 33; that signs shall be restricted to a sign attached to the fence near the entrance, not extending beyond the building line and not illuminated and not ex-

ceeding 15 square feet in area, advertising the parking use and rates, charges and such other information as may be required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within six months of the date of this resolution.

and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. App. 923-52, Objection No. 7 be and it hereby is affirmed and that the application be and it hereby is denied.

41-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district, the maintenance of existing use of more than permitted percentage of floor area for manufacturing.

PREMISES AFFECTED—201-203 Park row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; laid over to May 17, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 2 height district; Roosevelt street and Park Row are in retail and manufacturing use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1954 acting on Alt. Applic. 2082-54, reads:

"1. Proposed use of building for manufacturing in a retail district is contrary to Sec. 4A of the Z.R. since more than 5% of the total floor space of the building will be used for manufacturing."

and

WHEREAS, the applicant states that the premises consist of a plot, 49 ft. 9½ in. frontage by 126 ft. 7 in. in depth; that the use district maps show that the premises are in a retail use, B area, class 2 height district; that as of July 25, 1916 the premises were in an unrestricted use district and received the present use designation on June 30, 1952; that the premises are now developed with a two story building of class 3 construction, having a frontage of 50 ft. 6 in. on Park row, 138 ft. 5½ in. on the easterly lot line, 117 ft. 4½ in. on the westerly lot line and irregular on the southerly lot line; that the building in question was erected under Alt. Applic. 1164-23 as an extension to the adjoining 4 story building on lot No. 19 and certificate of occupancy No. 7939 was issued April 17, 1924 for the following uses in the main building and the extension: cellar—boiler room and showroom; 1st to 4th floor—showroom; that under Alt. Applic. 462-46 the 4 story building on lot No. 19 was altered and divorced from the building in question; that all the openings between the buildings were sealed up, creating two separate buildings and thereby destroying the horizontal means of

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egress of the building in question and as a result violation No. 2113-1954 was placed on the subject premises; that the building is now occupied as follows: cellar—storage and boiler room; 1st floor—manufacturing and sample cards; 2nd floor—manufacturing of sample cards; that it is proposed to secure a variance in order to maintain the present uses; and

WHEREAS, the applicant contends that inasmuch as 50% of the affected area is still zoned unrestricted and developed with similar types of buildings to the one in question, the rezoning of these premises to a retail use district in 1952, which only permits 5% of the area of the lot to be used for manufacturing, has caused an undue hardship upon the owner; that the property is very high in assessed value and the proposal is the only feasible manner in which the owner may receive an equitable return on his investment and continue to pay city taxes; that in view of these facts and as the area will not be adversely affected, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the premises since November 22, 1938; that the assessed valuation of land is \$35,300 and of the building \$35,000 making a total of \$70,300; that the building was erected in 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which realized the application is due to portion of premises being taken for the widening of Park Row; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the continuance of the use of the building as previously occupied of a reduced size, due to the street widening of Park Row, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day by resolution adopted under Cal. 42-55-A; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

42-55-A

APPLICANT—Lama. Proskauer and Prober, for 201-205 Park Row Corp., owner.

SUBJECT—Application January 14, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—201-203 Park row, south side, 101 ft. 1 in. east of Roosevelt street, Block 117, Lot 21, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated December 16, 1954, on Alt. Applic. 2082 of 1954, reads:

"2. Two lawful means of egress are required from each floor area, including cellar, as per Sec. 270 of L.L."

and

WHEREAS, the applicant states the building is two stories, 26 ft. in height, 50 ft. 6 in. front by 138 ft. 5½ ins. irreg. in depth at street level, 50 ft. 6 in. front by 117 ft. 4¼ in. irreg. in depth at typical floor level, of Class 3 construction,

erected 1923, located on a lot 50 ft. 6 in. front by 138 ft. 5½ in. irreg in depth, in a retail use, B area class 2 height district and used and occupied since 1946: cellar—storage and boiler room, no persons; 1st floor—manufacturing sample cards, 40 persons; 2nd floor: manufacturing sample cards, 20 persons, and now proposed to be altered to two stories, 26 ft. in height, 49 ft. 9½ ins. front by 126 ft. 7 in. irreg. in depth at street floor, 49 ft. 9½ in. front by 99 ft. 11¼ ins. irreg. in depth at typical floor, of Class 3 construction on a lot 49 ft. 9½ in. front by 126 ft. 7 in. irregular in depth and to be used and occupied as follows: cellar—storage and boiler room, no persons; 1st floor—manufacturing sample cards, 40 persons; 2nd floor—manufacturing sample cards, number of occupants not stated; that the building is now provided with 3 ft. 8 in. wide steel and wood interior stairs, fireproof enclosed, equipped with fireproof self-closing doors and leading from roof bulkhead direct to street, and one fire escape on the front leading to street by counterbalanced stair; and

WHEREAS, the applicant states that under Alt. App. 1164 of 1923 the building was erected as an extension to the adjoining portion four story brick building on Lot 19 and Certificate of Occupancy 7939, issued April 17, 1924 for the following uses: cellar—boiler room and show room; 1st to 4th floor—show room; that under Alt. App. 462 of 1946, the four story building on lot 19 was altered and divorced from the building in question; that all the openings between the buildings were sealed up creating two separate buildings thereby destroying the horizontal egress for the building in question and as a result Violation No. 2113 of 1954 was issued; and

WHEREAS, the applicant contends as to objection 2 issued by the borough superintendent that it is proposed to provide one new 3 ft. 8 in. wide steel stair for the second floor enclosed in a three hour fireproof enclosure complying in all respects with Section 270 of the Labor Law and leading from the second floor to the first floor and thence direct to the street; that this stairs will also lead to the cellar and to the roof; that a second means of egress from the second floor will be provided by a counterbalanced Labor Law fire escape on the street front; that there is an existing 3 ft. 8 in. wide wood stair at the rear leading from roof to cellar enclosed in four in. fireproof blocks equipped with fireproof self closing doors which will also provide additional egress between floors; that the cellar will be used only for storage with no permanent occupancy and will be provided with one new 3 ft. 8 in. wide steel stair in a three hour fireproof enclosure complying in all respects with Section 270 of the Labor Law and leading directly to street by way of the first floor; that a second means of egress will be provided through a 3 ft. wide areaway with a stationary iron ladder leading to the sidewalk; that this area will be provided with iron trap door made easily openable from the under side; that the boiler room will also be provided with a stationary iron ladder leading directly to the street with an iron trap door made easily openable from the under side; and

WHEREAS, the applicant contends that inasmuch as the building has a small occupancy it is requested that the exits as proposed be accepted; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the borough superintendent, acting on Alt. App. 2082/54, Objection No. 2, and that the appeal be and it hereby is *granted*, to permit as the required two means of exit the enclosed stair and fire escape as indicated on plans filed with the companion application Cal. No. 41-55-BZ, resolution as to which was adopted this day by the Board, *on condition* that the primary means of exit shall be maintained in accordance with the requirements therefor; that as a second means of exit a balcony at the window sill level of the second floor with counterbalanced stairway to street shall be maintained as shown on plans

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filed with Cal. No. 41-55-BZ; that the interior stairway leading to first floor without direct exit to the street may be continued; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as permitted this day by resolution adopted in Cal. No. 41-55-BZ; that the building shall not be increased in height or area; that the number of persons per floor shall be limited to the capacity of the primary means of exit.

112-54-BZ

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application February 17, 1954—(decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E1 area district, the maintenance of existing steps and platform erected nearer than permitted to street line, and with the yard at a level above legal grade.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca and Aurelio Rifice.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Narrows avenue and 85th street are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated February 16, 1954 acting on N. B. Applic. 353-53 reads:

"1. Steps & platform encroach upon required 15 ft. setback from front bldg. line & violates Art. 4 Sect. 15A(c) of the zone resolutions.

2. Front yard to start at level of legal street grade."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 114 ft. 2 1/8 in. depth, on which is located a structure, 2 stories in height, split level, class 4, 2-family, as approved under N. B. No. 353-53; and

WHEREAS, the applicant states that it is proposed to permit the existing steps and platform to remain, with present yard level (terrace area); and

WHEREAS, the applicant contends that during construction of the building the floor levels were taken from the highest datum point, which was at the rear of the property; that when all the floor beams were installed and the uprights and roof framing and outer shell was completed, it was realized that the number of risers necessary to provide access to the first level were more than indicated on plans; that a masonry platform and the necessary risers were installed by the builder little realizing the fact that this building was located in an E-1 zone which necessitates a 15 ft. setback of any structure with steps permitted on the setback area, provided that they do not exceed 3 ft. 6 in. from legal grade level; that the 8 ft. wide platform and steps were completely installed and the 15 ft. setback area was filled in to a height of 3 ft. from legal grade for landscaping; that all these factors were brought out at the time of filing a completion survey, which indicated that the steps were exceeding in height in a 15 ft. setback; that the plat-

form exceeds more than 5 ft. in width and the terrace exceeds the 1 ft. 6 in. maximum from legal grade permitted by the department of housing and buildings; that the structure is a corner building and sets back 15 ft. from each building line on Narrows avenue and 85th street; that the stair is on the Narrows avenue side; that on the next corner there is an existing structure which extends out beyond the limits of the building in question; that the conditions mentioned will in no way mar the appearance of the neighborhood or adjoining properties, but will be enhanced when landscaping is completed; that the steps do not create a hazardous condition as they are well set back from the line of travel of the sidewalk; that it would be a hardship to relocate the steps involved and lower the terrace area; and

WHEREAS, the applicant states this location was zoned as E up to December 2, 1952 and was changed to an E-1 zone after that date; and

WHEREAS, the applicant states that the present owner has held title to the property since January 8, 1951; that the assessed valuation of land is \$10,000 and of the building \$16,000 making a total of \$26,000; that the building was erected in 1953; and

WHEREAS, the Board found that the applicant has substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21 to permit the continuation of the steps from the front door as proposed and as indicated on plans filed with this application marked, "Received, February 17, 1954" (5 sheets) on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits and a certificate of occupancy shall be obtained and all work completed within six months of the date of this resolution.

424-54-A

APPLICANT—Ferdinand Savignano, for Lydia Rifice, owner.

SUBJECT—Application May 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8501-8511 Narrows avenue, southeast corner of 85th street, Block 6031, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca and Aurelio Rifice.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 30, 1954, on N.B. App. 353/53, reads:

"1. Steps & terrace beyond bldg. line violates Sect. 2.4.1.1 of the bldg. code."

and

WHEREAS, the applicant states the building is 2 stories, 22 ft. in height, 59 ft. 9 in. front by 35 ft. 7 1/2 in. in depth, of Class 4 construction, erected in 1953, located in a residence use, E area, Class 1 height district; used and occupied since 1953 as a two-family dwelling; and

WHEREAS, the applicant states that during construction the floor levels were taken from the highest datum point which was at the rear of the property; that when all the floor beams were installed and the uprights and roof framing and outer shell completed, it was realized that the number of risers necessary to provide access to the first floor were more

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than indicated on the approved plan; and that a masonry platform and necessary risers were installed by the builder, little realizing that the building was in an E-1 zone which requires a 15 ft. setback of any structure with steps permitted on the setback area provided they do not exceed 3 ft. 6 in. from legal grade level; that the 8 ft. wide platform and steps were completely installed and the 15 ft. setback area filled in to a height of 3 ft. from legal grade for landscaping; that all these facts were disclosed upon filing a completion survey, which indicated that the steps were exceeding in height in a 15 ft. setback; that the platform exceeded more than 5 ft. in width and the terrace exceeded the 1 ft. 6 in. maximum from legal grade permitted by the Department of Housing and Buildings; and

WHEREAS, the applicant contends that the building is a corner building and is set back 15 ft. from each building line; that the stair is on the Narrows avenue side and on the next corner at Narrows avenue and 85th street there is an existing structure which extends out beyond the limits of the building in question; that the conditions mentioned will in no way mar the appearance of the neighborhood or adjoining properties; that the appearance of the corner property will promote the appearance when the landscaping is completed; that the steps do not create a hazardous condition as they are well set back from the line of travel; that all the buildings of the block have similar existing conditions; and

WHEREAS, the applicant contends it would be a hardship to be required to relocate the steps involved and lower the terrace area, which would not give the building a graceful esthetic value and it is therefore requested that the Board permit the existing conditions to remain.

Resolved, that the decision of the borough superintendent, acting on NB App. 353/53, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day under Cal. No. 112-54-BZ shall be complied with.

257-54-BZ

APPLICANT—Ferdinand Savignano, for Raymond Boggiano, owner.

SUBJECT—Application April 12, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the maintenance of existing steps and platform erected nearer than permitted to street line, and with the front yard to start at level of legal street grade.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Luca and Prosper Clust.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 85th street and Narrows avenue are in a residence use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated April 6, 1954 acting on amendment to N.B. Applic. 758-53, reads:

"1. The side yards should be at the curb level as required by Art. IV Sect. 19 of the Zoning Resolution.

2. The steps more than 3' 6" above curb level should not project in the setback area required by Art. IV Sect. 15-A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 40 ft. frontage by 113 ft. 10 in. in depth, on which is located a class 3 structure, 2 stories in height, two families, approved under N.B. Applic. No. 758-53; that it is proposed to permit the existing steps and platform to remain, with present yard level (terrace area); and

WHEREAS, the applicant contends that during construction, the floor levels were taken from the highest datum point, which was at the rear of the property; that when all the floor beams were installed and the uprights and roof framing and outer shell was completed, it was realized that the number of risers necessary to provide access to the first level were more than indicated on plans; that the necessary risers were installed by the builder, little realizing that the fact that this building was located in an E-1 zone which necessitates a 15 ft. setback of any structure with steps permitted on the setback area, provided that they did not exceed 3 ft. 6 in. from legal grade level; that steps were completely installed and the 15 ft. setback area was filled in to a height of 3 ft. from legal grade for landscaping, including the side yards; that all these factors were brought out at the time of filing a completion survey which indicated that the steps exceeded the height in a 15 ft. setback and that the terrace exceeded the 1 ft. 6 in. maximum from legal grade permitted by the department of housing and buildings; that the structure is an interior building and set back 15 ft. from the line on 85th street and that the stair is on the 85th street side; that on the next lot on 85th street, there is a present stair structure which extends out beyond the setback in question; that the conditions mentioned will in no way mar the appearance of the neighborhood or adjoining properties and the appearance of the property will be enhanced when landscaping is completed; that the steps beyond the building line do not create a hazardous condition as are well set back from the line of travel of the sidewalk; that all the buildings on the block have similar conditions existing; that it would be a hardship to relocate the steps involved and to lower the terrace area; and

WHEREAS, the applicant states that this location was zoned as E up to December 2, 1952 and was changed to E-1 after December 2, 1952; and

WHEREAS, the applicant states that the present owner has held title to the property since April 10, 1953; that the assessed valuation of land is \$10,000 and of the building \$20,000 making a total of \$30,000; that the building was erected in 1953; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit the steps from the front door as proposed and as indicated on plans filed with this application marked, "Received, April 12, 1954" (5 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and that all permits and a Certificate of Occupancy shall be obtained and all work completed within six months from the date of this resolution.

275-54-A

APPLICANT—Ferdinand Savignano, for Raymond Boggiano, owner.

SUBJECT—Application April 14, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—40 85th street, south side, 60 ft. east of Narrows avenue, Block 6031, Lot 11, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Joseph Luca and Prosper Clust.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated April 6, 1954, on amendment to N.B. App. 758/53 reads:

"3. The construction of steps beyond the building line is contrary to Sect. 2.4.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states that the premises consist of a lot 40 ft. front by 114 ft. 2½ in. in depth, located in a residence use, E-1 area, Class 1 height district, upon which there exists a two story, 22 ft. high, Class 3 constructed building, 25 ft. by 54 ft. in area, erected in April 1953 and used and occupied since November 1953 as a two-family dwelling; and

WHEREAS, the applicant states that during construction the floor levels were taken from the highest datum point at the rear of the property and when all the floor beams were installed and the uprights and roof framing and outer shell completed, it was realized that the number of risers necessary to provide access to the first level were more than indicated on the approved plans; that the necessary risers were installed by the builder without realizing the building was in an E-1 zone which requires a 15 ft. setback with steps permitted in the setback provided they do not exceed 3 ft. 6 in. from grade level; that the steps were completely installed and the 15 ft. setback area was filled in to a height of 3 ft. from legal grade for landscaping, including the side yards; that these facts were disclosed at time of filing a completion survey which survey indicated the steps were exceeding in height in a 15 ft. setback and that the terrace exceeded the 1 ft. 6 in. maximum from legal grade permitted by the Department of Housing and Buildings; and

WHEREAS, the applicant contends that the structure is an interior building set back 15 ft. from 85th street; that the stair in question is on the 85th street side; that on the adjoining lot on 85th street is a stair which extends out beyond the setback in question; that these conditions will in no way mar the appearance of the neighborhood or the adjoining properties, but will enhance the general appearance when the landscaping is completed; that the steps beyond the building line do not create a hazardous condition as they are well set back from the line of travel; that all the buildings on the block have similar existing conditions; and

WHEREAS, the applicant contends it would constitute a hardship to be required to relocate the steps in question and lower the terrace area which would not give the building a graceful esthetic value and it is respectfully requested that the Board grant the above mentioned now existing conditions.

Resolved, that the decision of the borough superintendent, acting on NB App. 758/53, Objection No. 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the requirements of the resolution adopted this day under Cal. No. 257-54-BZ are complied with.

647-54-BZ

APPLICANT—Kenneth W. Milnes, for Nicholas E. Vlasenko, owner.

SUBJECT—Application August 17, 1954—(decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the addition of motor vehicle repair shop to existing gasoline service station, show-room, used car lot and office.

PREMISES AFFECTED—1260 Hylan boulevard, south side, 39.26 ft. east of Quintard street, Block 3220, Lot 26, Grasmere, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hylan boulevard are in a retail use, D area, class 1 height district; Quintard street is in residence and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated July 17, 1954 acting on Alt. Applic. 211-54, reads:

"1. Proposed change in use of sales office, storage, showroom, gasoline service station and used car lot to sales office, storage, showroom, gasoline service station, used car lot and motor vehicle repair shop on a lot located in Retail use district is contrary to Art. 2, Sec. 4-A of the Z.R."

and

WHEREAS, the applicant states that the premises consist of a plot, 80.20 ft. frontage by 100.38 ft. in depth, irregular, on which is located a gasoline service station and used car sales lot, for which certificate of occupancy No. 6957-49 has been filed; that it is proposed to add the use of motor vehicle repairs to existing gasoline service station; and

WHEREAS, the applicant contends that primarily this application is to request permission and a variation of the zoning resolution so that the owner may carry on motor vehicle repair work, both in connection with his own cars (used car lot) and any outside work which he may desire to take in; that the owner at present has a certificate of occupancy, issued December 19, 1949, for the premises as a gasoline service station in existence since approximately 1925 and a used car lot sales since 1949; that although a legally constituted gas station, at no time has the owner ever made a strong point of selling gasoline to the motoring public, mostly retaining the one pump for his own use; that there is no request under this application to increase the gasoline station facilities or to construct any new facilities, but only to use the existing masonry buildings; that many factors contribute to the need for motor vehicle repair; that this owner, as do many used car lot owners, buy their cars from recognized agencies and due to the need for these agencies to push out new cars, of late years their tendency has been to over-allow on the trade-in value of cars, thus making it necessary for the used car lot dealer to do considerable body and engine work on them to make them attractive to the public interested in this type vehicle; that motor vehicle repairs to other than his own cars would constitute a very minor part of the business but if permitted to do his own repair work, it would constitute a great lift to the business of used cars which has greatly fallen off in the past few years, and still not create any undue nuisance to the neighborhood; that although these premises are within 200 ft. of a private school, the gas station was in existence many years prior to this school which was established in a former private residence; that insofar as is known there never has been any argument or difficulty between this owner and the school authorities; that a much greater hazard exists to the children, where directly across the street has recently been built a tremendous drive-in type restaurant, where a steady stream of cars enter and leave; that there is also an existing gas station close by on the same side of the street as the school, in block 3214, lot 18; that the restaurant is of course legally permitted in this area, and the service station either existed for many years or was by grant of the Board; that minor changes in zoning of the area has resulted since 1916,

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being residence in 1916, business in 1924 and retail use in 1942 and has remained D area and class 1 height from 1916 to the present time; and

WHEREAS, the applicant states that the present owner has held title to the property since May 13, 1949; that the assessed valuation of land is \$1,400 and of the building \$2,600 making a total of \$4,000; that the building was erected in 1925 and 1952; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i to permit the repairing of cars on the premises as proposed and as indicated on plans filed with this application marked, "Received, August 17, 1954" (7 sheets) *on condition* that such repairs shall be of a minor type with hand tools only and maintained within the building; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits and a new Certificate of Occupancy shall be obtained within six months from the date of this resolution.

Adjourned: 2:25 P. M

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, MAY 17, 1955, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

620-51-SA

APPLICANT—York-Shipley Inc., owner.

SUBJECT—Application reopened November 10, 1953, as to amendment of resolution to additional models—re York-Heat and Yorktown Domestic and Commercial Oil Burners (gun type), Models CHB-7, CPB-7, C7PB-1, C7B7-2, C7LB-7, CSC-5, CU-5, C7-67, CE-CM, CU-67, N-1, NE-1, NM-1, N12, NE-2, N-3, N-38, NU-1, NE-3, NM-3, T-4, T-5, LC-9 and LCE-9, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 620-51-SA

Subject: Amendment to resolution as to additional models.

York-Shipley, Inc. requested by letter dated October 22, 1953 that the resolution adopted March 4, 1952 under Cal. No. 620-51-SA be amended so as to include additional models of gun type fuel oil burner. The application was reopened by a vote of the Board November 10, 1953.

Description

The board approved, March 4, 1952 under Cal. No. 620-51-SA, the fuel oil burners known as York-Heat & Yorktown Oil Burner in various model designation. The requested models; DL-3, UDL-3A, DLA-3, DLAE-3, DLS-3, DH-3, DHA-3, DHAE-3, DHS-3, DHS-3A, DHSE-3, DUS-3,

DHA-31, DHAE-31, DLA-31, DHA-31 and DL-31 are similar to the approved models except that the requested models have a die cast aluminum housing instead of a moulded aluminum housing.

Recommendation

The Committee on Test recommends that the resolution adopted March 4, 1952 under Cal. No. 620-51-SA be amended so as to include additional models of York-Heat & Yorktown Oil Burner so that the models recommended for approval (including those models previously approved) are the York-Heat & Yorktown Oil Burner Models CHB-7; CPB-7; C7PB-1; C7PB7-2; C7LB-7; CSC-5; CU-5; CU-7; C7-67; CE-CM; CU-67; N-1, NE-1, NM-1, N-2, NE-2; N-3, N-38, NU-1, NE-3, NM-3; T-4; T-5, LC-9, LCE-9; DL-3; UDL-3A; DIA-3; DIAE-3; DLS-3, DH-3, DHA-3; DHAE-3, DHS-3; DHS-3A; DHSE-3; DUS-3, DHA-31, DHAE-31, DLA-31; DHA-31 and DL-31. The Committee further recommends that the models DHA-31, DHAE-31, DLA-31 and DL-31 may be marketed under the additional trade name of Heat-Rex, on condition that the requirements of the resolution adopted March 4, 1952 under Cal. No. 620-51-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of March 4, 1952 in accordance with the above report.

297-52-SA

APPLICANT—General Electric Company, owner.

SUBJECT—Application reopened February 15, 1955, as to amendment to resolution—re General Electric Gas-fired Warm Air Furnace, Models 21LG10, 21LG20, 21LG25, 21LG30 and 21LG40, previously approved.

APPEARANCES—

For Applicant: A. K. Tower.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 297-52-SA

Subject: Amendment to resolution as to additional Model of Warm Air Furnace (Gas fired).

General Electric Company requested by letter dated January 14, 1955 that the resolution adopted July 22, 1952 under Cal. No. 297-52-SA be amended so as to include an additional model (21LG 15) of gas fired warm air furnace. The application was reopened by a vote of the Board February 15, 1955.

Purpose

The appliance is a warm air gas fired appliance for heating domestic and commercial installations.

Description

The additional model 21LG 15 is similar to the models approved July 22, 1952 under Cal. No. 297-52-SA differing only in BTU input.

Recommendation

The Committee on Test recommends that the resolution adopted July 22, 1952 under Cal. No. 297-52-SA be amended to include the additional model gas fired warm air furnace

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so that the units recommended for approval (including those units previously approved shall be 21LG 10, 21LG 15, 21LG 20, 21LG 25, 21LG 30 and 21LG 40 Gas fired Warm Air Furnaces) on condition that the requirements of the resolution adopted July 22, 1952 under Cal. No. 297-52-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of July 22, 1952 in accordance with the above report.

144-54-SM

APPLICANT—Tomkins Brothers, Agent for Taylor Clay Products, owner.

SUBJECT—Application February 25, 1954—Taylor Clay Products Face Brick (cored or solid), No. 705 Economy $3\frac{1}{2} \times 3\frac{1}{2} \times 11\frac{3}{4}$ ", approval of.

APPEARANCES—

For Applicant: L. W. Morrison.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 144-54-SM

Subject: Taylor Clay Products Face Brick, approval of.

Tomkins Brothers, Jamaica, New York for Taylor Clay Products, North Carolina filed February 25, 1954 an application with the Board of Standards and Appeals for approval of the material known as Taylor Clay Products Face Brick under the provisions of C26-307.0.b, C26-136.0 and C26-359.0 Administrative Building Code.

Purpose

The material is a structural clay unit used as a brick in masonry construction.

Description

The brick is formed of fire clay and shale. The clay and shale are first ground and blended then goes through the pug mill then to the brick machine where they are extruded, cut and faced. The formed bricks are then dried in a waste heat dryer and in a car tunnel kiln. The total time is approximately thirty-six hours.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test, process of manufacture and availability of raw material was investigated and sample units were identified and marked. Tests in accordance with the requirements of C26-307.0 Administrative Building Code were conducted at the Pittsburg Testing Laboratory.

Results were as follows:

1. Size $3\frac{3}{4} \times 2\frac{1}{4} \times 12$ "
Compressive Strength—9508 psi
Modulus of Rupture—841 psi
Percentage of voids—17.6%

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Taylor Clay Products Face Brick when manufactured as herein described and of a size as follows: $3\frac{3}{4} \times 2\frac{1}{4} \times 12$ " as having met the requirements of C26-359.0 Administrative Building Code for use in New York

City under the pertinent sections of the Administrative Building Code on condition that each bill of lading, bill of material or invoice shall be stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 144-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

145-54-SM

APPLICANT—Tomkins Brothers, Agent for Taylor Clay Products Co., owner.

SUBJECT—Application February 25, 1954—Taylor Face Brick (cored or solid—various sizes), in colors, approval of.

APPEARANCES—

For Applicant: L. W. Morrison.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 145-54-SM

Subject: Taylor Clay Products Face Brick, approval of.

Tomkins Brothers, Jamaica, New York for Taylor Clay Products, North Carolina filed February 25, 1954 an application with the Board of Standards and Appeals for approval of the material known as Taylor Clay Products Face Brick under the provisions of C26-307.0.b, C26-136.0 and C26-359.0 Administrative Building Code.

Purpose

The material is a structural clay unit used as a brick in masonry construction.

Description

The brick is formed of fire clay and shale. The clay and shale are first ground and blended then goes through the pug mill then to the brick machine where they are extruded, cut and faced. The formed bricks are then dried in a waste heat dryer and in a car tunnel kiln. The total time is approximately thirty-six hours.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test, process of manufacture and availability of raw material was investigated and sample units were identified and marked. Tests in accordance with the requirements of C26-307.0 Administrative Building Code were conducted at the Pittsburg Testing Laboratory.

Results were as follows:

1. $3\frac{3}{4} \times 2\frac{1}{4} \times 12$ " (Norman)
Compressive Strength—7203 psi
Modulus of Rupture—661 psi
Percent of voids—17.4%
2. $3\frac{3}{4} \times 1\frac{1}{2} \times 12$ " (Roman)
Compressive Strength—9356 psi
Modulus of Rupture—645 psi
Percent of voids—19.8%
3. $3\frac{3}{4} \times 2\frac{1}{4} \times 8$ " (Brick)
Compressive Strength—10,000 psi
Modulus of Rupture—791 psi
Percent of voids—23.3%

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Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Taylor Clay Products Face Brick when manufactured as herein described of sizes as follows: $3\frac{3}{4}$ " x $2\frac{1}{4}$ " x 8", $3\frac{3}{4}$ " x $2\frac{1}{4}$ " x 8", $3\frac{3}{4}$ " x $2\frac{1}{4}$ " x 12" and $3\frac{3}{4}$ " x $1\frac{1}{2}$ " x 12" as having met the requirements of C26-359.0 Administrative Building Code for use in New York City under the pertinent sections of the Administrative Building Code on condition that each bill of lading, bill or material or invoice shall be stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 145-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

165-54-SM

APPLICANT—Roddiss Plywood Corp., owner.
SUBJECT—Application February 24, 1954—Roddiscraft Protex Fire Door, approval of.

APPEARANCES—

For Applicant: Wm. H. Roddis, E. M. Magarian and Eugene M. Ford.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 165-54-SM

Subject: Roddiscraft Protex Fire Door, approval of.

Roddiss Plywood Corporation of Marshfield, Wisconsin, owner-manufacturer filed February 24, 1954 an application with the Board of Standards and Appeals for approval of the Roddiscraft Protex Fire Door under the provisions of C26-168.0.b and C26-610. Administrative Building Code.

Purpose

A flush type single swing one-hour fire resistive fire door constructed of wood chip core and intended for use in protection of openings in interior walls of vertical shafts and corridor or room partitions.

Description

These specifications apply to doors up to 3' in width and 7' in length. The core is of chip core construction. The chips to be used are pine and aspen. The core consists of chips, phenolic resin, vermiculite and fire proofing chemicals (diammonium phosphate). The resin, vermiculite and chemicals are to be thoroughly mixed with the wood chips. The amount of resin binder is 8% of the weight of the wood chips. The resin is powdered. The amount of the vermiculite is 15%. The mixture is placed in a pan and pressed in a hot plate press at 340° for 35 minutes. The core specific gravity is 65. The finished core thickness is $1\frac{1}{2}$ " for a $1\frac{3}{4}$ " door. The core is to be assembled in sections. These sections are to have ship lap joints and be glued together with a resorcinal type resin. The edge strips are of fire proofed lumber. The top and bottom edge strips are $\frac{1}{2}$ " wide. The stiles are $\frac{3}{4}$ " wide. These edge strips are single tongued and grooved and glued with resorcinal resin. The lumber for the edge strips is treated in the plant using the full cell method and using a 30 minute

initial vacuum and an 8 hour pressure period at 60 psi minimum. The solution used was a 40% solution with the chemical being 80% ammonium sulfate and 20% diammonium phosphate. The minimum retention is 6 lbs. per cubic foot. The lock block to be used will be asbestocore furnished by Johns-Manville Corporation. The lock block will extend $7\frac{1}{4}$ " into the core. The width along the rail will be 9" and tapered symmetrically to 8". The lock block will be located as specified up to 38" from the bottom of the door. The lock block will be glued in with resorcinal or phenol resorcinal resin.

The faces are to be ply 1-8" hardwood panels. The panels to be glued with phenol formaldehyde type resin. The center and back of the panel is fireproofed with the same treatment as the lumber with a pressure period of 2 hours. After it is assembled, the core is glue sized with phenol formaldehyde type resin. The sizing is allowed to dry, then the panels are applied after being spread with phenol formaldehyde, resorcinal or phenol resorcinal resin. The door will then be hot pressed.

Inspection and Test

A door constructed as herein described was fire tested at the Underwriters Laboratory in accordance with the requirements of C26-610.0 Administrative Building Code. The temperature transmission at the end of one half hour was 153°F which is well below the limiting rise of 650°F. The door also successfully met the hose stream requirements.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Roddiscraft Protex Fire Door of size 3'-0" x 7'-0" as a One Hour Opening Protective Assembly under the provisions of C26-610.0 Administrative Building Code. The Committee further recommends that each door, when hung, shall be equipped with three $4\frac{1}{2}$ " full mortise steel hinges and a single point cylindrical type lock with a latch bar extending $\frac{3}{4}$ inches beyond its face, and further that the doors be inspected and labeled in accordance with the requirements of Inspection of Opening Protective Assembly Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

166-54-SM

APPLICANT—Roddiss Plywood Corp., owner.
SUBJECT—Application February 24, 1954—Roddiscraft Asbestocore Fire Door, approval of.

APPEARANCES—

For Applicant: Wm. H. Roddis, E. M. Magarian and Eugene M. Ford.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 166-54-SA

Subject: Roddiscraft Asbestocore Fire Door, approval of.
The Roddis Plywood Corporation of Marshfield, Wisconsin filed February 24, 1954 an application with the Board of

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Standards and Appeals for approval of the Roddiscraft Asbestocore Fire Door under the provisions of C26-178.0.b and C26-610. Administrative Building Code.

Purpose

A flush type single swing one-hour fire resistive door.

Description

The doors up to 3'-6" in width and 7'-0" in length are constructed as follows:

1. The core is Underwriter labeled asbestocore material. The core is to be assembled in three equal sections. The core sections are to have single tongue and groove joints $\frac{3}{8}$ " deep x $\frac{3}{8}$ " wide. The joints will not be glued.

2. The edge strips are fireproofed lumber. The top and bottom rails are $\frac{1}{2}$ " wide. The stiles are $\frac{3}{4}$ " wide. The edge strips will have single tongue and groove joints glued with a resorcinal formaldehyde type resin.

The lumber for the edge strips is treated in the plant of the applicant using the full cell process using a 30 minute initial vacuum and a minimum 8-hour pressure period at a minimum pressure of 60 psi. The solution used is ammonium sulfate. The minimum retention is 6 lbs. per cubic foot.

3. The faces are of any specified hardwood veneer $\frac{1}{20}$ " to $\frac{1}{28}$ " thick. The crossband is $\frac{1}{10}$ " hardwood veneer. The faces and crossbands are glued with phenol formaldehyde type resin.

4. After it is assembled the core is sized with resorcinal formaldehyde resin solution diluted with alcohol to 50%. This sizing is allowed to dry and then the face panels are applied with a resorcinal formaldehyde or phenol resorcinal formaldehyde type resin adhesive. The door is then cold pressed at room temperature for a minimum of 4 hours at 175 psi pressure.

Inspection and Test

A door, constructed as herein described, was fire tested at the Underwriters Laboratory in accordance with the requirements of C26-610.0 Administrative Building Code. The temperature transmission at the end of one half hour was 212°F which is well below the limiting rise of 650°F. The door also successfully met the hose stream requirements.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the Roddiscraft Asbestocore Fire Door in size of 3'-6" x 7'-0" as a One Hour Opening Protective Assembly under the provisions of C26-610.0 Administrative Building Code. The Committee further recommends that each door when hung, shall be equipped with three $4\frac{1}{2}$ " full mortise steel hinges and single point-lock or latches with $\frac{3}{4}$ " latch bolts and further that all doors shall be inspected and labeled in accordance with the requirements of the Inspection of Opening Protective Assembly Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

236-54-SM

APPLICANT—Tomkins Brothers, for Isenhour Brick and Tile Co., owner.

SUBJECT—Application March 22, 1954—Isenhour Brick and Tile Co., Face Brick (for exterior masonry), approval of.

APPEARANCES—

For Applicant: L. W. Morrison.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 236-54-SM.

Subject: Isenhour Brick and Tile Company Face Brick (for exterior masonry) approval of.

Tomkins Brothers, Jamaica, New York for Isenhour Brick and Tile Co., Salisbury, North Carolina filed March 22, 1954 an application with the Board of Standards and Appeals for approval of the material known as Isenhour Brick and Tile Co. Face Brick under the provisions of C26-307.0.b. and C26-136.0 and C26-359.0 Administrative Building Code.

Purpose

The material is a structural clay unit used as a brick in masonry construction.

Description

The clay, drawn from local pits, is first ground and screened; the ground clay then goes through the pug mill then to the brick machine where it is extruded, cut and faced. The bricks are then dried in a waste heat dryer and in a car tunnel kiln. The total time is approximately thirty-six hours.

Inspection and Test

The plant of the applicant was inspected by the Asst. Engr. J. A. Darts Committee on Test, process of manufacture and the availability of a raw material and marked. Tests, in accordance with the requirements of C26-307.0 Administrative Building Code were conducted at Pittsburg Testing Laboratory.

Results were as follows:

1. Size $3\frac{1}{2}$ " x $3\frac{1}{2}$ " x 12"
Compressive Strength—8320 psi
Modulus of Rupture—629 psi
Percentage of Voids—13.8%
2. $3\frac{3}{4}$ " x $2\frac{1}{4}$ " x 8"
Compressive Strength—7902 psi
Modulus of Rupture—752 psi
Percentage of Voids—15.5%
3. $3\frac{1}{2}$ " x $2\frac{3}{4}$ " x 8"
Compressive Strength—12693 psi
Modulus of Rupture—1290 psi
Percentage of Voids—12.2%
4. $3\frac{1}{2}$ " x $2\frac{1}{4}$ " x 12"
Compressive Strength—9719 psi
Modulus of Rupture—1154 psi
Percentage of Voids—11.7%
5. $3\frac{1}{2}$ " x $1\frac{1}{2}$ " x 12"
Compressive Strength—12864 psi
Modulus of Rupture—1189 psi
Percentage of Voids—10.0%

The applicant has also submitted reports showing that the absorption ratio is an average of 0.75.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Isenhour Brick and Tile Co. Face Brick when manufactured as herein described and in sizes as follows: $3\frac{1}{2}$ " x $3\frac{1}{2}$ " x 12", $3\frac{3}{4}$ " x $2\frac{1}{4}$ " x 8", $3\frac{1}{2}$ " x $2\frac{3}{4}$ " x 8", $3\frac{1}{2}$ " x $2\frac{1}{4}$ " x 12", and $3\frac{1}{2}$ " x $1\frac{1}{2}$ " x 12" as having met the requirements of C26-359.0 Administrative Building Code for use in New York City under the pertinent sections of the Administrative Building Code on condition that each bill of lading,

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bill of material or invoice shall be stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 236-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

538-54-SA

APPLICANT—International Heater Co., owner (William R. Landmesser, Agent).

SUBJECT—Application May 27, 1954—Economy Gas-fired Gravity Furnace, Models GG-85E, GG-122E and GG-147E, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 538-54-SA

Subject: Economy Gas Fired Gravity Furnace Models GG-85E, GG-122E and GG-147E, approval of.

International Heater Company, Utica, New York filed May 27, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Economy Gas Fired Gravity Furnace Models GG-85E, GG-122E and GG-147E under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired furnace for heating to be used in domestic or commercial installations but not to be installed in garages or places of explosive atmosphere.

Description

The models referred to differ only as to BTU input and output.

The models GG-85E, GG-122E and GG-147E consist of the following parts: steel cabinet, steel heating element, room thermostat, monoport gas burner, automatic safety pilot, draft diverter, pilot shut-off and throttling cock, primary air shutter, manual main shut-off valve, gas pressure regulator and automatic gas valve. The safety pilot is fully automatic and prevents flow of gas to the main burner in the event the pilot is extinguished.

Inspection and Test

A model GG-85E was inspected and tested by Asst. Engr. J. A. Darts Committee on Test and W. R. Landmesser representing the applicant. The appliance operated as designed and the controls functioned as required. The furnaces have been approved by the AGA under 4-1163.501, 4-(968,0 & .1) and 4-968.301.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Economy Gas Fired Gravity Furnaces Models GG-85E, GG-122E and GG-147E for use in New York City in domestic and commercial installation when

constructed as herein described and installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code. The Committee further recommends that the appliance shall not be installed in garages or places of explosive atmosphere, that all ports and orifices shall be of a type approved by the AGA for the type of gas used and each appliance shall bear a label, permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 538-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

539-54-SA

APPLICANT—International Heater Co., owner (William R. Landmesser, Agent).

SUBJECT—Application May 27, 1954—Economy Gas-fired Lo-Boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 539-54-SA.

Subject: Economy Gas Fired Lo-Boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E, approval of.

International Heater Company, Utica, New York, filed May 27, 1954 an application with the Board of Standards and Appeals for approval of the Economy Gas Fired Lo-Boy Forced Air Furnace Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E and GL-210E under the provisions of Article 12, Chapter 26, Administrative Building Code.

Purpose

The appliance is a gas fired furnace for heating to be used in domestic or commercial installation but not to be installed in garages or places of explosive atmospheres.

Description

The models are basically the same differing only as to size and BTU input and output. The component parts of the furnace are as follows: steel cabinet, automatic gas valve, gas pressure regulator, manual main shut-off valve, monoport gas burner, draft diverter, steel heating element, pilot shut-off and throttling cock, air filter, automatic safety pilot, fan and limit control, room thermostat, primary air shutter, motor and blower. The safety pilot is fully automatic and prevents flow of gas to main burner in the event the pilot is extinguished. The fan and limit control makes blower automatic as it shuts off gas burner in the event the bonnet temperature rises above a predetermined setting.

Inspection and Test

A unit was inspected and tested by Asst. Engr. J. A. Darts Committee on Test and W. H. Landmesser representing the

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applicant. The appliance operated as designed and the controls functioned as required. The units have been approved by the American Gas Association under 4-1163.301, 4-968.501, 4-968.601, 4-41165.101, 4-1163.401 and 4-968.701.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Economy Gas Fired Lo-Boy Forced Air Furnace, Models GL-80, GL-80E, GL-100, GL-119, GL-120, GL-135E, GL-175E, and GL-210E for use in New York City in domestic and commercial installations when constructed as herein described and installed in accordance with the requirements of Article 12 Chapter 26 Administrative Building Code. The Committee further recommends that this appliance shall not be installed in garages or places of explosive atmospheres, that all ports and orifices shall be of a type approved by the AGA for the type of gas used and each appliance shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 539-54-SA."

(Sgd.) HARRIS H. MURDOCK
Chairman
LESLIE V. HUBER
Chief Engr.
JOHN A. DARTS
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

540-54-SA

APPLICANT—International Heater Co., owner (William R. Landmesser, agent).

SUBJECT—Application May 27, 1954—Economy Gas-fired Hi-Boy Forced Air Furnace, Models GH-65, GH-65E, GH-82 and GH-100, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 540-54-SA

Subject: Economy Gas Fired Hi-Boy Forced Air Furnace Models GH-65, GH-65E, GH-82 and GH-100, approval of.

International Heater Company, Utica, New York, filed May 27, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Economy Gas Fired Hi-Boy Forced Air Furnace Models GH-65, GH-65E, GH-82 and GH-100 under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The appliance is a gas fired furnace to be used in domestic and commercial installations but not to be installed in garages or places of explosive atmospheres.

Description

The models differ only as to size and BTU input and output. The component parts of the furnace are as follows: steel cabinet, automatic safety pilot, manual main shut-off valve, fan and limit control, primary air shutter, motor, blower, automatic gas valve, gas pressure regulator, draft

diverter, pilot shut-off and throttling cock, thermostat, filter, side filter frame, steel heating element and monoport gas burner. The safety pilot is fully automatic and prevents flow of gas to main burner in the event the pilot is extinguished. The fan and limit control makes the blower operation automatic and it shuts off the gas burner in the event the bonnet temperature rises above a predetermined setting.

Inspection and Test

A unit was inspected and tested by Asst. Engr. J. A. Darts Committee on Test and W. R. Landmesser representing the applicant. The appliance operated as designated and the controls functioned as required. The furnaces have been approved by the AGA under 4-1166.001, 4-1166.101 and 4-1166.201.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Economy Gas Fired Hi-Boy Forced Air Furnaces Models GH-65, GH-65E, GH-82 and GH-100 for use in New York City when constructed as herein described and installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code. The Committee further recommends that the appliance shall not be installed in garages or places of explosive atmospheres and that all ports and orifices shall be of a type approved by the AGA for the type of gas used and each unit shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 540-54-SA."

(Sgd.) HARRIS H. MURDOCK
Chairman
LESLIE V. HUBER
Chief Engr.
JOHN A. DARTS
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

615-54-SA

APPLICANT—Warren Connelly Co., agent, for Norge Division of Borg-Warner Corp., owner.

SUBJECT—Application June 22, 1954—Norge Gas Clothes Dryer, Models AG-710, AG-715 and AG-730, approval of.

APPEARANCES—

For Applicant: Thomas R. Rogers.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative: 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 615-54-SA

Subject: Norge Gas Clothes Dryer, Models Ag-710, AG-715 and AG-730, Approval of.

The Norge Division of Borg-Warner Corp., owner, filed June 22, 1954, an application with the Board of Standards and Appeals for approval of the Norge Gas Clothes Dryer under the provisions of C26, Article 12 Administrative Building Code.

Purpose

A natural or manufactured gas device to dry clothes by air, heat and tumbling.

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Description

The Norge Gas clothes dryer is an indoor clothes dryer for home use. It damp dries an average of 8 to 9 lbs. load of clothes (dry weight) ready for ironing in approximately 30 minutes; it will completely dry an average washer load of clothes in approximately 45 minutes. The wet clothes at 45 RPM gently tumbling the clothes by means of are placed into the solid smooth cylinder which revolves smooth buffers within the cylinder. The clothes are dried by air which is drawn in through a number of holes in Gas heater. The heated air is then forced by pressure the back panel and other openings and passes over the from the fan through the three ducts provided in the cylinder back into the cylinder proper and circulated through the clothes. The heated moisture laden air is then expelled through the small opening in the cylinder front where it is directed down through air duct through the limit screen and into the exhaust duct. This type of circulation allows the use of a high volume of air resulting in an overall cooler unit and increased efficiency due to less heat leakage.

The dryer cabinet assembly is constructed of heavy gauge steel coated with a protective ground coat of "Epon" resin primer and finished with white "Norgloss" baked enamel. The cabinet and panels base assembly and cylinder support panel are welded together in one sub-assembly. The top panel assembly and back panel are removable for service operations. The clothes door is secured to the front panel with two hinges fastened to the front panel. Each hinge is secured with two screws and screwed into tapping plates on the inside of the front panel. The hinges are fastened to the outer door panel by screws into weld studs welded to the inner side of the outer panel. The inner door panel is secured by 4 screws at each corner, screwed into weld studs and provided with spacers to properly space the inner panel. The door strike is retained in the same manner and is provided with slots for in and out adjustment. The door latch is a spring loaded bolt mechanism secured by two screws to the front air duct which is in turn attached to the inner side of the front panel.

The latch is released by a knob bearing against the latch release bar and the knob is held in place in the front panel by means of the knob escutcheon. The knob escutcheon is retained by two tabs pressed down against the inner side of the front panel.

Inspection and Test

The Norge Gas Clothes Dryer was inspected and tested at the salesroom of the applicant on W. 57th street and found to operate as designed. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and Nelson G. Summerfield representing the applicant. The Clothes Dryer has been approved by the American Gas Association, Certificate Number 6-21.011.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Norge Gas Clothes Dryer, Models AG-710, AG-715 and AG-730 for use in New York City when manufactured and installed in accordance with this report and the provisions of C26, Art. 12 Administrative Building Code on condition that each dryer be labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 615-54-SA" and further that all ports and orifices shall be of a type as approved by the AGA for the type of gas used.

(Sgd.) HARRIS H. MURDOCK
Chairman

LESLIE V. HUBER
Chief Engr.

JOHN A. DARTS
Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

919-54-SM

APPLICANT—Lightoiler Inc., owner.
SUBJECT—Application November 24, 1954—Lightoiler Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

APPEARANCES—

For Applicant: Manfred Neumann.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 919-54-SM

Subject: Lightoiler Environmental Conditioning System, Model CD-1033 (plastic light diffuser), approval of.

Wm. F. Blitzer for Lightoiler Inc., Jersey City, New Jersey filed November 24, 1954 an application with the Board of Standards and Appeals for approval of the Lightoiler Environmental Conditioning System, Model CD-1033 (plastic light diffuser) under the provisions of C26-461.1 Administrative Building Code.

Purpose

The ceiling is to be used as a light diffuser.

Description

The system consists of translucent plastic sheets of a trapezoidal corrugated form, supported on metal members which are themselves suspended from the ceiling, floor or roof above. The translucent plastic sheets are made from a copolymer of vinyl chloride and vinyl acetate which contains no liquid type plasticizers and is considered to be self-extinguishing.

The thickness of the material is .015". The plastic sheets are perforated to allow air to pass through the diffuser. The suspension system consists of inverted "T" runners on 3 ft. center of 2" x 2" x 1/8" extruded aluminum. These are supported from approximately 8 ft. centers. To give lateral support to these members, 1" x 1" x 1/8" steel angle members are attached to the main carrying member and act as bridging. To prevent the plastic diffusing panels from being lifted out of position by air drafts, etc. a spring metal clip is used.

Inspection and Test

The system was inspected and tested at 11 East 36th Street, New York, in the presence of Asst. Engr. J. A. Darts, Committee on Test and Wm. Blitzer representing the applicant.

Load tests were conducted on the plastic itself in a downward and upward direction on the main carrying member both upward and downward. The plastic material itself was tested in accordance with the requirements of C26-461.1 Administrative Building Code.

Results of the test were as follows:

A. Plastic downward 5 1/2 lbs. per sq. ft. without deflection of the plastic.

B. Plastic upward 12 lbs. per sq. ft. without forcing plastic from track.

C. Track downward 10 lbs. concentrated deflection of track—None.

D. Track upward 30 lbs. concentrated no deflection.

The plastic material was also tested in accordance with the requirements of ASTM 568-43 as required under C26-461.1 Administrative Building Code.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends approval of the Lightoiler Environmental Conditioning System, (Plastic Light Diffusers) for installation in New York City

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when constructed of materials as herein described and installed in accordance with the requirements of C-26-461.1 Administrative Building Code on condition that the carrying members shall be carried on the suspension system herein described, secured to the ceiling floor or roof construction and further that Model CD-1033 (Plastic Light Diffusers) shall not be installed in sprinkled locations and all plans filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked or stamped, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 919-54-SM" and that the containers or cartons in which this material is marketed shall be similarly marked. It is further recommended that the use of this ceiling in class I and II construction be limited to an area to be covered not exceeding 10,000 sq. ft. in area and only when such space is separated from the remainder of the floor area by an approved wall, fire wall, fire partitions or fireproof partitions. In class III construction the area shall be limited in accordance with the requirements of the Administrative Building Code.

(Sgd.) HARRIS H. MURDOCK
Chairman
LESLIE V. HUBER
Chief Engr.
JOHN A. DARTS
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

741-54-SA

APPLICANT—Rockwood Sprinkler Co., owner.
SUBJECT—Application September 14, 1954—Rockwood Foam System (fire extinguisher), approval of.
APPEARANCES—
For Applicant: None.
ACTION OF BOARD—Application taken off calendar.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Company, division of The American Laundry Machinery Co., owner (L. Frank Wright, Agent).
SUBJECT—Application reopened November 3, 1954 as Vol. II for test and report as to design—Huebsch "37" Tumbler (gas heated clothes dryer); previously approved re Huebsch Open End Drying Tumbler (gas heated clothes dryer).
APPEARANCES—
For Applicant: L. Frank Wright.
ACTION OF BOARD—Laid over to May 24, 1955 at 2 P. M.

826-54-SM

APPLICANT—The Deutsch Co., owner (Earl Longfellow, Agent).
SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200 consisting of 6210, 6220, 6230 and 6240, approval of.
APPEARANCES—
For Applicant: Earl Longfellow.
ACTION OF BOARD—Laid over to May 24, 1955 at 2 P. M.

23-37-SA

APPLICANT—Silent Heet Oil Burner Co., for Quiet Heet Mfg. Corp., owner.
SUBJECT—Application for consideration—reopening as to amendment as to additional name under which model A

may be sold (for report)—re Silent Heet Oil Burner, Models A, B and E; previously approved.

APPEARANCES—

For Applicant: H. B. Davis.

ACTION OF BOARD—Application reopened for report as to additional name under which model "A" may be marketed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

682-52-SM

APPLICANT—Reynolds Metals Company, owner.
SUBJECT—Application for consideration—reopening as to test and report—re Reynolds Aluminum Acoustical System; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for report and for test, if required as to factory painted panels.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

753-39-SM

APPLICANT—Carlund Products Company, for Duratred Company, owner.
SUBJECT—Dura-Tred "A" Flooring, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

757-39-SA

APPLICANT—Carrier Corporation, owner.
SUBJECT—Carrier Smoke House, Type 52F, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

796-39-SM

APPLICANT—The Jennison-Wright Company, owner.
SUBJECT—Kreolite End Grain Wood Block Flooring, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

1029-39-SM

APPLICANT—LeRoy P. Ward, for Buildings Chemicals Corp., owner.
SUBJECT—B.C.C. Waterproofing for Mortar and Concrete, approval of.

MINUTES

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connolly 4

Negative 0

880-40-SA

APPLICANT—Gale Oil Separator Co., Inc., for The Ber-

tomar Corporation, owner.

SUBJECT—Gale Oil and Grease Interceptor, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connolly 4

Negative 0

476-49-A—Vol. II

APPLICANT—Ervin Palmer, for Mildred Berman, owner.

SUBJECT—Application reopened November 3, 1954 as Vol.

II—re Appeal from a decision re an order of the fire

commissioner.

PREMISES AFFECTED—65 Fulton street, north side,

116 ft. 3½ in. west of Cliff street, Block 94, Lot 9, Bor-

APPEARANCES—

For Applicant: Ervin Palmer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0

Negative: Chairman Murdock, Commissioners Klei-

ert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, Order #45945 LF issued by the Fire Commis-

sioner January 14, 1948 and repeated in his decision of June

15, 1949, reads:

"1. Install an approved, wet automatic sprinkler sys-

tem throughout the building having at least one source

of water supply, arranged and equipped as per Ch. 26,

Art. 16, Adm. Code. Ch. 19, 161.0 Adm. Code."

and

WHEREAS, the applicant states the building is 4 stories,

48 feet in height, 24 ft. 5 in. by 90 ft. 6 in. in area at

street level, 24 ft. 5 in. by 50 ft. in area at typical floor level,

of Class 3 construction, erected prior to 1900, in an unre-

stricted use, B area, Class 2½ height district, used and

occupied since 1923: Cellar—boiler room and furniture

storage, 0 persons; 1st floor—furniture showroom, 4 persons;

2nd, 3rd and 4th floors, furniture storage, 4 persons on

2nd floor, no occupants above; no change in use or occupancy

dealt in is office furniture, consisting mostly of wood and steel desks, chairs and filing cabinets; that all finishing in the repair room on the 2nd floor is by hand and there is never more than 20 gallons of paint or thinners on the premises at one time and these are maintained in approved type metal cabinets ventilated to the outer air; that the boiler room in the cellar is separated from the balance of the cellar by masonry walls and will be provided with a fire-retarded ceiling and fireproof self-closing door; that the cellar has a dry non-automatic sprinkler system with an outside siamese connection installed under Fire Department order in 1925; that no fire hazard exists from the furniture storage; that there are only 8 employees in the building at any time and the building is provided with one front stairs and a rear fire escape leading to roof of building in question as to rear of adjoining building at 2nd floor; that portable fire extinguishing apparatus as may be directed by the Fire Commissioner will be installed; and

WHEREAS, under Cal. 47-25-S the Board modified Order #65824 LD issued by the Fire Commissioner October 7, 1924, Item I, as to fireproof passageway from termination of rear fire escape to the street, on condition that the requirements of the Labor Law be complied with in all other respects and that the rear fire escape be carried to the roof of the extension with egress therefrom over extension of property in the rear and to roof of extension adjoining on both sides; and as to Item 2 of the order, requiring unobstructed passageway around hoistway from foot of stairway to street, on condition that telltale chains be provided on the hoistway in accordance with specifications laid down by rules of the Board and on the further condition that the occupancy shall not exceed 25 persons above the 1st story; and

WHEREAS, under Cal. 48-25-A the Board denied an appeal from Order #65825 F issued by the Fire Commissioner October 27, 1924, requiring a non-automatic sprinkler system in the cellar and reversed Order #65826 F item 1 issued by the Fire Commissioner October 27, 1924, requiring an automatic fire alarm with central office connection in the cellar, at which time the building was occupied as a store and tenant factory with 10 persons above the 1st floor; and

WHEREAS, under Cal. 330-34-A, modified item 1 of Order 17269 F issued by the Commissioner of Buildings November 2, 1934, requiring a roof tank of 3500 gallons capacity for the standpipe system, elevated so that bottom of tank would be not less than 20 feet above the roof level, so as to permit the tank on roof to remain at its existing height, on condition there would be reserved at all times at least 2,000 gallons for standpipe purposes and that the standpipe system comply in all other respects with Rule 91 of the Standpipe Fire Rules of the Board and the automatic pump and secondary pump be maintained in good working order; and

WHEREAS, the Fire Department records indicate that the owner was convicted and fined January 14, 1949, for failure to comply with Order #45945 LF, items 1 and 2 and again convicted on May 13, 1949, on the same charge as a second offender; and

WHEREAS, this appeal was withdrawn September 22, 1953, at the request of the applicant; and

WHEREAS, this appeal was reopened by a vote of the Board November 3, 1954, as Volume II, to consider a new decision of the Fire Commissioner dated September 29, 1954, reading as follows:

"In reply to your request for a new inspection and for re-consideration of the above captioned order, you are hereby notified that your request is denied, as a recent inspection indicates that the premises are still occupied for the same purpose as it was when the order was issued."

and

WHEREAS, the applicant states that Order No. 45945-LF issued by the Fire Commissioner in 1948 required the installation of a sprinkler system at which time the building was filled and crowded with furniture and with other combustible material; and

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WHEREAS, the applicant contends that on or about September 10, 1954 he inspected the premises and found that no fire hazards existed, and requested a re-inspection and reconsideration of the order by the Fire Commissioner; that this request was denied under date of September 29, 1954 on the grounds that recent inspection indicated that the premises was still occupied for the same purpose as when the order was issued; and

WHEREAS, the applicant contends that the building has been used as a furniture store since 1923, and by the present owner since 1941 with furniture storage and small repair shop on the second story for repairing or refinishing furniture; that recently the third floor has been occupied by the owner's son for the display and sale of bolts of textiles; and

WHEREAS, the applicant states that in the second story repair shop it is proposed to install a spray room in accordance with the Spray Rules of the Board; that plans for such spray room have been filed with the Borough Superintendent under Alt. App. 1443 of 1954; that the building has one interior wood stairs, 2 ft. 10 in., 3 ft. 2 in. and 3 ft. 6 in. in width; enclosed in wood partitions, equipped with wood doors, which will be made self-closing; that the stairs lead direct to street and to a roof bulkhead; that there is a fire escape on the rear extending to the roof by stair and across the extension roof to the roof of the adjoining building at the rear; that the windows on the course of the fire escape are fireproof; that the cellar of building is provided with a non-automatic dry sprinkler system with outside siamese connections; that the boiler room is separated from the balance of the building by a masonry wall equipped with fireproof self-closing door and has a fire retarded ceiling; and

WHEREAS, the applicant states that he requests the Board to modify the order of the Fire Commissioner to require portable fire extinguishers, buckets, axes and fire-hooks, as the Fire Commissioner may require in lieu of the sprinkler system in compliance with the order; and

WHEREAS, the applicant contends that it would be a hardship to secure the funds for the installation of the sprinkler system; that since the issuance of the order the overcrowding has been eliminated; that metal furniture has replaced much of the wooden furniture previously stored on the premises; that the use of paint has been restricted to that permitted by the Code; that if any paint is stored it will be stored in approved containers; that a spray room complying with the requirements of the Paint Spray Rules of the Board will be installed; that the Fire Commissioner's decision refusing to reconsider the order does not state that the hazard of overcrowding exists, it merely states that the premises are still occupied for the same purpose as when the order was issued; that there are many furniture stores not having a sprinkler system; and

WHEREAS, the applicant contends that Section C19-161.0 of the Administrative Code upon which the order was based is somewhat vague as to the exact requirements but it does mention portable equipment; that the language "and other means of preventing and extinguishing fires" should mean to require an elaborate sprinkler system seems somewhat punitive to this applicant; and

WHEREAS, a special inspection on May 16, 1955 shows spraying being continued and although statement was made as to immediate vacation of the premises, same are still occupied for same purposes as when order was issued.

Resolved, that the decision of the Fire Commissioner dated September 29, 1954, No. 45945-LF, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

620-54-A

APPLICANT—Howard H. Snyder, for Hotel Taft Corp., owner.

SUBJECT—Application July 27, 1954 filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 67, subdivision 7(b) re doors, etc., exits.

PREMISES AFFECTED—761-779 7th avenue, east side, from West 50th to West 51st street, Block 1003, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, subject to submission of an application for approval of device in question by the manufacturer.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

649-54-A

APPLICANT—Leo I. Valker, for Theresa Gerler, owner (F. W. Woolworth Co., lessee).

SUBJECT—Application August 20, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—126-128 Lenox avenue, east side, 50 ft. 11 in. north of West 116th street, Block 1600, Lot 3, Borough of Manhattan.

APPEARANCES—

For Applicant: A. E. Arthus.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 2 P.M., for applicant to file revised plans and to correct application as to objections from the Department of Housing and Buildings; hearing closed.

565-54-A

APPLICANT—Louis Lieberman, for Leon Siev, owner.

SUBJECT—Application July 2, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1020 Ocean parkway, west side, 140 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dep't of Hospitals.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P.M., for applicant to file revised proposal and plans including better exit conditions, a fire alarm system and a sprinkler system.

798-54-A

APPLICANT—Kitzler and Nurick, for Cohn Brothers Furniture Corp., owner.

SUBJECT—Application October 20, 1954—Appeal from a decision of the borough superintendent.

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PREMISES AFFECTED—4701 5th avenue and 506-512 47th street, southeast corner, Block 766, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 2 P.M., for inspection and decision; hearing closed.

181-55-A

APPLICANT—R. H. Tatlow, 3rd for Abbott Merkt Co., for B. Altman and Co., owner.

SUBJECT—Application March 9, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—48-49 35th street, northeast corner of Hunters Point avenue and 48-50 36th street, Block 237, Lot 1, 3rd floor, Long Island City. Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to May 24, 1955, at 2 P. M., for applicant to file revised and complete plans; hearing closed.

294-17-BZ

APPLICANT—Peggy Cooney, for Sterling Trucking Company, owner.

SUBJECT—Application for consideration—reopening as to amendment as to tanks—re Application (decision of the borough superintendent), previously granted on condition, permitting in a business district the erection of a garage.

PREMISES AFFECTED—146 Richards street, southwest corner of King street, Block 556, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1917, on certain conditions; and

WHEREAS, the applicant requested a reopening and an amendment of the resolution in relation to an additional gasoline storage tank.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 15, 1917 by adding thereto:

“that in the event the owner desires to install one additional 550 gallon approved gasoline storage tank, making a total of two approved gasoline storage tanks, that such tanks may be permitted and located as shown on plans filed with this application marked, ‘Received, April 26, 1955’ (one sheet), *on condition* that in all other respects the resolution above cited shall be complied with. (Gas tank App. 231/55)”

540-30-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Franklin Geltan, Travis S. Levy and Martin G. Dechter, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution,

permitting in a business and unrestricted use district the rearrangement and construction of a proposed gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on un-built upon portion of plot (previously granted by the Board expired by time limitation).

PREMISES AFFECTED—454-464 Southern boulevard and 826 East 147th street, southeast corner, Block 2600, Lots 29 and 30, Borough of the Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on May 25, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. 830/53)

369-36-BZ

APPLICANT—Michael A. Mead, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2306-2320 Arthur Kill road, and 1157-1165 Rossville avenue, southeast corner, Block 6166, part of Lot 25, Rossville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph J. Mead.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 13, 1937, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 2, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 13, 1937, and as thereafter amended by resolution adopted through May 2, 1950 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“* * * granted under Section 7, Subdivision f for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained.” (N.B. 485-36)

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485-38-BZ

APPLICANT—Edith B. Pyne, for William L. Pyne, owner.
SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution permitting partly in a business use and partly in a residence use district for a term of years, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—168-29 88th avenue, northwest corner of 168th place, Block 894 (9281), part of Lot 16, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Alma D. Light.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 27, 1939, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on May 19, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1939 and as thereafter amended by resolution adopted on May 19, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“* * * granted under Section 7, Subdivision h for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained”. (Misc. App. 5402/47)

523-38-BZ—Vol. II

APPLICANT—Xenia and George Ihnat, owners.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of motor vehicles (previously granted by the Board in business portion of lot—expired September 19, 1946).

PREMISES AFFECTED—23-24 31st street, north side, 100 ft. east of 23rd road, Block 842, Lot 80, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: John J. Leonard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on December 12, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1939, and thereafter amended by resolution through December 12, 1950 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

“* * * granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained” (Alt. App. 995/50).

928-46-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 4355 Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment as to location of building and wall—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of years, the erection and maintenance of an automobile sales and showroom and a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories on unbuilt upon portion of plot.

PREMISES AFFECTED—4353-4361 Broadway and 701-707 West 186th street, northwest corner, Block 2180, Lot 149, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on January 18, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955, by adding thereto:

“that in the event the owner desires to change the location of the accessory building and change the rear fence to a wall, such changes may be permitted as proposed and as indicated on revised plans marked ‘Received April 27, 1955’, 2 sheets, on condition that in all other respects the requirements of the resolution above cited shall be complied with.” (N.B. 63-54)

339-47-BZ

APPLICANT—Harry Malter, for the Coca-Cola Bottling Co. of New York, owner.

SUBJECT—Application for consideration—reopening and extension of time to complete—re Application (decision of the Borough Superintendent), previously granted on condition, under section 7g of the zoning resolution, permitting in an unrestricted use district, the erection and maintenance of a building to be used as a garage for more than five motor vehicles with entrances and for the loading of trucks with entrances to garage within the prohibited distance of a park entrance.

PREMISES AFFECTED—608 1st avenue, east side, from East 34th street to East 35th street; 401-407 East 34th street and 400-406 East 35th street (Block 966, Lots 1-4 and 27-31 inclusive), Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Malter.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

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THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 18, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, as thereafter amended by resolution adopted through May 18, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. App. 235/46)

725-48-BZ—Vol. II

APPLICANT—Samuel Cohen, for Benjamin Waldman, Owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, an additional (curb cut) to part of existing parking and storage of motor vehicles, and permitting new owner to continue use of Lots 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—411 West 25th street, north side, 150 ft. west of 9th avenue, Block 723, Lot 26, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on March 2, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 19, 1950 as thereafter amended by resolution adopted through March 2, 1954 only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained" (Alt. 1254-53).

1076-48-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Coberta Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of twenty

years, the erection and maintenance of a garage for the parking and storage of more than five motor vehicles, auto servicing, lubritorium, car washing, motor vehicle repairs, brake testing, wheel alignment, auto showroom and office and permitting the erection of a gasoline service station.

PREMISES AFFECTED—190-194 Delancey street and 71-73 Ridge street, northwest corner, Block 343, Lot 30, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 25, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and the contract to construct has been awarded, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB 137/53)

321-49-BZ—Vol. II

APPLICANT—Peggy Cooney, for Louis Cappell, owner.

SUBJECT—Application for consideration—reopening as to amendment to additional tanks—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district the extension in use and area of existing gasoline service station (previously granted by the Board for a term of years), to include gasoline service station, lubritorium, auto washing, motor vehicle repairs, and office and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—59-14 Beach Channel drive and 404 Beach 60th street, northeast corner, Block 430, Lot 109, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: E. H. Snackenberg and Peggy Cooney.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on February 15, 1955, on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 22, 1949 and as thereafter amended by resolution adopted through February 15, 1955 by adding thereto:

"that in the event the owner desires to install four additional 550 gallon approved gasoline storage tanks, such tanks may be permitted and located as shown on

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plans filed with this application marked, 'Received, April 26, 1955' (one sheet) *on condition* that in all other respects the resolution above cited shall be complied with." (Misc. App. 232/55)

924-50-BZ—Vol. II

APPLICANT—Kitzler and Nuriek, for Abraham Bell, President of Speed-O-Mat Car Wash, owner of Lot 70 and Abraham Bell, President of Kathleen Court Realty Corporation, owner of Lot 72.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent) previously granted on condition, under sections 7f, 7i, 7h and 7A of the zoning resolution, permitting for a term of years, in the business use portion of plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs and office, with show windows nearer to residence use district than is permitted; and to permit the parking of more than five motor vehicles in conjunction with an existing auto laundry.

PREMISES AFFECTED—2784-2806 Coney Island avenue and 741-751 Kathleen court, northwest corner and 744-754 Gerald court, Block 7224, Lots 70 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 27, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved July 7, 1954; and

WHEREAS, revised working drawings, submitted as being in substantial compliance with the requirements, were approved on February 8, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 75/53)

679-51-BZ

APPLICANT—Jacob Lubroth and Son, for Leo Leibowitz and Leon Rosenberg, owners (Walter Harris, lessee).

SUBJECT—Application for consideration—reopening as to amendment to rear door—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7e and 7i of the zoning resolution, permitting in an unrestricted and business use district, the change in occupancy from storage garage for more than five motor vehicles (previously granted by the Board under Cal. No. 904-19-BZ) to storage garage for more than five motor vehicles, motor vehicle repairs, auto laundry and the sale of new and used cars, with an opening in wall fronting Church avenue for motor vehicles.

PREMISES AFFECTED—2-20 Woods place and 2418 Church avenue, southwest corner, Block 5104, Lot 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Nathan Lubroth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 15, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1952, by adding thereto:

"that in the event the owner desires to install a door at the rear of the building opening to the vacant lot under the same ownership used for parking, such opening may be permitted, provided such opening and closure comply with the requirements therefor and are installed where shown on plans filed with this request for amendment marked 'Received May 6, 1955', 1 sheet, as acted on by the borough superintendent under Alt. App. 1706/55, objection dated May 5, 1955, on condition that in all other respects the resolution above cited shall be complied with." (Alt. 2029-51)

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application for consideration—reopening as to further amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubrication, wheel alignment, brake testing, car washing, accessory sales, loading and unloading berth and office; and permitting the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop and permitting the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner, Block 665, Lots 6 and 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the resolution was amended on April 12, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, as thereafter amended by resolution adopted April 12, 1955, by adding thereto:

MINUTES

"that in the event the owner desires to change the location of the curb cuts and to omit the boiler in the garage, such curb cuts may be located as indicated on revised plan marked 'Received April 27, 1955', 1 sheet, and may be constructed of the width shown, each 20 feet in width and that the boiler-room may be omitted and the space originally proposed for same not excavated, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that four openings as windows may be permitted in the easterly wall as shown on such plan marked 'Received April 27, 1955', provided such openings are generally of usual window size and are filled with glass blocks as approved for exterior walls; and that in all other respects the resolutions above cited shall be complied with" (N.B. 1334-53).

242-54-BZ

APPLICANT—Charles M. Spindler, for CMH Realty Co., Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district the reconstruction of existing gasoline service station to include gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—21-15 Jackson avenue, 46-27 to 46-35 21st street, northeast corner and 21-02 to 21-10 46th road, Block 74, Lot 1, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 9, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1954 by adding thereto:

"that in the event the owner desires to substitute face brick on all sides of the building, such substitution may be permitted *on condition* that in all other respects the resolution above cited shall be complied with as indicated on plans filed with this request marked 'Received April 21, 1955' 1 sheet." (NB 555/54)

512-29-BZ—Vol. III

APPLICANT—Burke, Green and Groh, for Merry Twins, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider alteration and extension of uses, subject to regular procedure, re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station (previously denied by the Board under section 21), motor vehicle repair shop, auto washing, lubritorium, office and sale of accessories, for a term of years.

PREMISES AFFECTED—173-02 to 173-10 64th avenue and 61-05 to 61-13 Fresh Meadow avenue, southeast corner (Block 6902, Lots 26 and 30), Flushing, Borough of Queens.

APPEARANCES—

For Applicant: John W. McClancy, Jr.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider alteration and extension.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

212-51-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Max & Morris Eisenstadt, owners.

SUBJECT—Application for consideration—reopening as Vol. II as to alleged new facts—re Application (decision of the borough superintendent), previously denied, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, sale and storage of accessories, motor vehicle repairs and office.

PREMISES AFFECTED—204-22 Northern boulevard, south side, 134.14 ft. east of 204th street, Block 7301, Lot 11, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, based on alleged new facts.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

Adjourned: 4:10 P. M.

JOSEPH J. DOYLE, Chief Clerk.

SPECIAL MEETING

FRIDAY MORNING, MAY 20, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly.

1-38-SR—Vol. II

SUBJECT—Proposed amendments to the Rules for Arc and Gas Welding and Oxygen Cutting, Covering the Specifications for Design, Fabrication and Inspection of Arc and Gas Welded Structures and the Qualifications of Welders and Supervisors.

APPEARANCES—

Samuel Fassler, J. Randall Creel, Paul S. Rockhold, John Dziurak and Albert Mends, Ray Corbett, Wm. R. Ross, Allen Rubin, Christian F. Wolfe and Peter J. Reidy.

For Opposition: Joseph Kalb, Board of Education.

For Administration: Alfred Rader and Thomas V. Burke and Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over without date; hearing closed; representative to file list of members of Allied Building Metal Industries Association; also any further revised wording that the Association wishes to submit; the Department of Housing and Buildings is also invited to file a statement; and Board of Education is requested to file list of contractors.

Adjourned: 11:15 A. M.

JOSEPH J. DOYLE, Chief Clerk.

MINUTES

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 3, 1955, as they appeared in Bulletin No. 19, Vol. 40, are hereby corrected to read as follows:

38-42-BZ—Vol. II

APPLICANT—Paul Friedman, for Anna Siciliana and Laura Siciliana, owners, Sun Oil Company, lessee.

SUBJECT—Application November 19, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto wash (non-automatic), storage and sale of accessories and office (previously denied under section 7i by the Board, when in business use district).

PREMISES AFFECTED—444 Sound View avenue and 445 Underhill avenue, northeast corner, Block 3498, Lot 51, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Samuel A. Feuchtwanger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider revised proposal, previously denied; and

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, at request of objector, applicant concurring; then to April 26, 1955, for inspection and decision without further argument; hearing closed; then to May 3, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Sound View avenue and Underhill avenue are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 8, 1954 acting on N.B. Applic. 1037-54, reads:

"1. In a residence district the proposed gasoline service station, auto-washing (non-automatic), lubrication, office and accessory sales is contrary to Section 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 178 ft. frontage by 94.89 ft. in depth, presently vacant, but used continuously since prior to April 26, 1945 for storage of four trucks and empty beer barrels without certificate of occupancy; that the property referred to is presently zoned as a residence use district, a class ½ district and an E-1 area district; that as of July 25, 1916 the property was zoned as an unrestricted use district, a 1½ times height district and an A area district; that on June 10, 1932 the property was rezoned to a business use district and on April 26, 1945 the property was rezoned to a residence use district, class 1 height district and a D area district; that on September 23, 1954 the present height and area district designations became effective; that no petition is pending before the city planning commission to change the use, height or area district designations affecting this plot; and

WHEREAS, the applicant further states that it is proposed to construct and maintain for a term of 15 years a parkway type gasoline service station, non-automatic auto wash, lubrication, office and accessory sales, with curb cuts on Sound View avenue only, subject to such additional conditions and safeguards as the Board may deem appropriate; and

WHEREAS, the applicant contends that the plot is irregular and almost triangular in shape so as to be unadaptable for development for any building or buildings other than as pro-

posed; that the character of the development of the immediate neighborhood is not exclusively residential; that out of 48 lots in the area of notification, 18 lots are vacant, 14 lots are devoted to conforming uses in a residence use district (13 dwellings and one club) and 16 lots are devoted to non-conforming uses in a residence use district; that the premises has its largest frontage (178 ft.) on Sound View avenue, which is the main traffic artery in the area and this fact makes the property especially unsuitable for residential development and particularly adaptable for the proposed use; that the actual use of the premises since prior to April 26, 1945 was the storage of trucks and empty beer barrels, without a certificate of occupancy; that these premises cannot be used or developed for any use other than the proposed use so as to yield a reasonable return on the investment; that efforts to interest prospective purchasers or lessees for store use have been unsuccessful as the retail stores now in the neighborhood are sufficient for public requirements; that the almost triangular shape of the premises makes it necessary to locate any building at the north end of the plot; that the area district regulations limit the area of any building to 4,482 sq. ft. and requires that the building be set back 15 ft. from the street line on which it faces and 10 ft. from the other street line; that the very factors which make the plot unadaptable for any other development make it particularly adaptable for the proposed use; that as a gas station the building would naturally be located at the north end of the plot; that the area of the two bay building would be approximately 1,260 sq. ft. and its natural placement would comply with the setback requirements from both streets; that there is an economic demand for use of the subject premises for a gas station and the owners have concluded a 15 year lease with a major gas company, conditional upon a grant of this application; that a grant would not adversely affect the neighborhood and adjoining property owners will be adequately protected; that the proposed building will be a parkway type structure, constructed of face brick with a peaked roof, wood siding and ornamental cupola; that there will be no window or door openings on the northerly and easterly side of the building, except to toilets, that there will be two parkway type pumps constructed on a concrete island set back 15 ft. from Sound View avenue; that the balance of the plot will be concrete or bituminous paved, and signs will be limited, as shown on plans; that the location of the building at the northerly end of the plot will leave the plot un-built upon, at and near the confluence of Sound View and Underhill avenues, thereby contributing to the public safety by providing clear traffic visibility at the corner; that the proposed use of the subject premises will afford more light and ventilation to nearby properties than if a conforming building were to be erected; that the limitation of the term of the gas station would serve as a protection to the neighborhood so that in the event the character of the neighborhood should change the proposed gas station may be terminated; and

WHEREAS, the applicant states that the present owner has held title to the property since March 20, 1942 and that the assessed valuation of land is \$8,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of 15 years to permit the premises to be occupied as a gasoline service station as proposed and as indicated on plans filed with this application marked, "Received, November 19, 1954" (5 sheets) *on condition* that the premises shall be levelled substantially to the grade of Sound View Avenue and Leland Avenue and shall be constructed and arranged substantially as indicated on such plans above cited; that the accessory

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building shall have no cellar under the building; that the accessory building shall be arranged substantially as shown and shall be faced with face brick of the design as indicated and with the building of a design as indicated; that along the lot line to the north there shall be erected a masonry wall not less than three feet in height with a steel picket fence two feet six inches in height a total height of five feet six inches; that suitable terminal posts shall be erected at each building line; that a planting area shall be maintained with suitable planting, as shown, protected with a concrete curb not less than six inches in width and six inches in height above grade; that a similar fence shall be erected along the street building line of Underhill Avenue, as shown, with similar planting in the area west of such fence and at the intersection, where shown; that the pumps shall be of a low approved type, erected not less than fifteen feet from the street building line of Sound View Avenue; that the balance of the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two

curb cuts to Sound View Avenue each thirty feet in width, located substantially where shown; that signs shall be restricted to a permanent sign attached to the facade of the accessory building, and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection near the intersection of a post standard for the supporting of a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Aesolution.

* Correction—Section of the zoning resolution upon which the application was granted on certain conditions, changed from 7f to 7e.

NOTICE

Copies of the Official Directory of the City of New York for the year 1955 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and

Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record".

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 22

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, Chief Clerk

OFFICE—Municipal Building, Manhattan, Room 1014, Centre
and Chambers Streets, New York 7, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609.

OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 24, 1955, Copy of Petition and Order of Certiorari was
served on the Board by Abraham Levine, attorney for Joseph
Cuneo, Joseph Kirsch and Gerald Kirsch, objecting property owners,
seeking a review of the Board's determination on April 26, 1955,
granting a variance under Section 7e of the Zoning Resolution to
permit in a residence use district, for a term of fifteen years, the
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motor vehicle repair shop; 43 one-car garages, one-family dwelling
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3513-3527 Atlantic Avenue and 308-316 Grand Avenue, Borough of
Brooklyn.

On May 11, 1955, Copy of Petition and Order of Certiorari was
served on the Board by Leslie P. Oberleder, attorney for Sanor Realty
Corp., an objecting property owner, seeking a review of the Board's
determination on April 12, 1955, granting a variance under Section 19A,
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office building and bank, in a retail and restricted retail use district;
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48th Street, northeast corner, Borough of Manhattan.

On May 11, 1955, Copies of Affidavit and Order to Show Cause and
Petition and Order of Certiorari were served on the Board by George
J. Gross and Aaron H. Walowit, attorneys for Ralph J. Bunche, et al,
adjoining property owners, seeking a review of the Board's determina-
tion on April 26, 1955, granting a variance under Section 21 of the
Zoning Resolution, to permit in a residence use, G area district, the
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807-54-BZ; Premises 115-76 Park Lane South, northeast corner Mayfair
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On May 11, 1955, copies of Affidavit and Order to Show Cause and
Petition and Order of Certiorari were served on the Board by Philip
O. Eisenberg, attorney for Jack Ryback, an objecting property owner;
also on May 17, 1955, a Copy of Certiorari Order was served on the
Board by Abraham Tell, attorney for Agnes Verdi, also an objecting
property owner; these owners were seeking a review of the Board's
determination on April 12, 1955, granting a variance under Section 21
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382-55-SM—Cavalcade, Tweed-Flex and Metallic Capri (saran drapery fabric—fire retarded with chemical treatment), manufactured by Virginia Fibre Corp., Material.

383-55-A—H.B.M.—49-51 West 23rd street, north side, 334 ft. east of Avenue of The Americas, Block 825, Lot 15, Borough of Manhattan, B.N. 467-55—re interior stairway, etc.

384-55-SM—Lamidall (counter and table tops, wainscoting and wall covering), manufactured by Woodall Industries, Material.

385-55-SM—Acousti-Celotex Lumicel and Cousti-Lux Panels for translucent ceilings (light diffuser), manufactured by The Celotex Corp., Material.

386-55-BZ—H.B.B.—925-931 McDonald avenue, west side, 139 ft. 10½ in. north of 18th avenue, Block 5408, Lots 55-58 inclusive, Borough of Brooklyn, N.B. 536-55—re Gasoline service station, lubritorium, car wash, repairs, oil burner sales, storage, etc.

387-55-A—F.D.—Re: Classification of Blasting Agent known as "Nitramon" and "Nitro-Carbo-Nitrate", for use in New York City, Decision.

388-55-SM—Flintkote No. 934 Ceramic Tile Adhesive, manufactured by The Flintkote Co., Industrial Products Division, Material.

389-55-SA—Scientific Electric Paint Spraying Equipment, Model HV140 Control Panel and Model HV140 Power Pack, manufactured by Scientific Electric, Appliance.

390-55-BZ—H.B.Q.—96-21 69th avenue, west side, 19 ft. south of Groton street, Block 3200, Lot 33, Forest Hills, Borough of Queens, Alt. 63-54, re area, etc.

391-55-A—H.B.Q.—23-41 126th street, east side, 247.67 ft. north of 25th avenue, Block 4230, Lot 16, College Point, Borough of Queens, N.B. 2385-54—re frame building and 2" beams in fire limits.

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393-55-A—H.B.M.—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of The Americas (6th), Block 805, Lot 67, Borough of Manhattan, B.N. 1473-55—re egress, etc.

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396-55-SA—Fitzgibbons Packaged Boiler Unit, Models 39-59 to 304-464, inclusive (oil fired), manufactured by Fitzgibbons Boiler Co., Appliance.

397-55-SA—Fitzgibbons Gas Boilers, Series 770, Models 77G1-E, F, EP, FP, EPT, FPT, 77G2, E, F, EP, FP, EPT and FPT, manufactured by Fitzgibbons Boiler Co., Inc., Appliance.

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399-55-A—H.B.Q.—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard, Block 6300, Lot 6, Bayside, Borough of Queens, Alt. 1435-53—re extension of business use in frame building, etc.

400-55-SA—Standard Open End Steel Laundry Washers, Models 25oe, 50oe, and 65oe, manufactured by Standard Laundry and Cleaning Machinery Co., Appliance.

Restored to Docket

75-50-SM—Robbins Lifetime Vinyl Floor Tile (floor covering); (reopened for report as to amendment to change in type of carbon black), manufactured by Robbins Floor Products, Inc., Material.

800-39-SM—Vol. IV—USG Red Top Cement Plaster (reopened for report as to proposed change of name—Hi-Lite Acoustical Plaster), manufactured by United States Gypsum Company, Material.

50-42-BZ—H.B.Bx.—1261 Jerome avenue, west side, 70 ft. south of West 169th street, Block 2855, Lot 28, Borough of The Bronx, Amendment to Alt. 1028-41.

626-29-BZ—Vol. IV—H.B.B.—2012-2030 Neptune avenue and 2801-2809 West 21st street, southeast corner, Block 7018, Lot 1, Borough of Brooklyn, Alt. 416-55.

846-26-BZ—Vol. II—H.B.Bx.—3156 Boston road, southwest corner of Burke avenue, Block 4579, Lot 35, Borough of The Bronx, Alt. 251-55.

13-48-BZ—Vol. II—H.B.M.—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan, Amendment to Alt. 1141-54.

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137-26-BZ—Vol. II—H.B.B.—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn, Alt. 3303-43.

934-48-BZ—H.B.B.—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street, Block 6314, Lot 59, Borough of Brooklyn, N.B. 1003-48.

303-26-BZ—Vol. III—H.B.B.—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn, Alt. 467-55.

52-48-A—Vol. II—H.B.B.—405-423 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn, Alt. 467-55.

701-52-BZ—Vol. II—H.B.Q.—37-11 48th avenue, northwest corner of 38th street, Block 338, Lot 1, formerly Lots 1 and 8, Long Island City, Borough of Queens, N.B. 5238-52.

293-52-BZ—Vol. II—H.B.M.—277-279 Lexington avenue, east side, 42 $\frac{2}{3}$ in. north of East 36th street, Block 892, Lot 22, Borough of Manhattan, Amendment to N.B. 68-55.

330-42-BZ—Vol. IV—H.B.Q.—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens, N.B. 2200-55.

229-53-BZ—Vol. II—H.B.B.—876-880 DeKalb avenue, south side, 175 ft. west of Sumner avenue and 353 Kosciusko street, north side, 205 ft. 2 $\frac{1}{2}$ in. west of Sumner avenue, Block 1782, Lots 27 and 51, Borough of Brooklyn, Alts. 440-53 and 3187-54.

469-52-BZ—Vol. III—H.B.Q.—212-14 to 212-52 16th avenue, southeast corner of 212th street, Block 5118, Lot 30; 15-15 to 15-41 and 15-47 to 15-63 212th street and 212-19 to 212-49 16th avenue, northeast corner, Block 5857, Lot 110; 15-18 to 15-42; 15-70 to 15-86 and 16-18 to 16-34 212th street, northwest corner 18th avenue, Block 5863, Lot 60; 16-21 to 16-37 212th street, southeast corner of 16th avenue, Block 5918, Lot 30; 16-41 to 16-65 and 16-71 to 16-87 212th street, southeast corner 18th avenue, Block 5918, Lot 40; 209-37 to 209-77 and 211-07 to 211-49 18th avenue, northwest corner 212th street, Block 5863, Lot 110; 18-47 to 18-59 and 18-73 to 18-95 211th street; 211-03 to 211-23; 211-27 to 211-55; 211-67 to 211-91; 211-95 to 211-99 23rd avenue; 211-02 to 211-12; 211-39 to 211-41 and 211-36 20th avenue; 18-04 to 18-28; 18-34; 20-28 212th street; and 18-15 to 18-41; 211-10 to 211-34; 211-38 to 211-50; 211-54 18th avenue, southwest corner, Block 5872, Lot 2, Bayside, Borough of Queens, N.B. 7453, 7455, 7456, 7458, 7459, 7461, 7464 and 7467-52; N.B. 1466, 1467, 1470, 1473, 1474, 1476, 1477, 1478, 1479, 1480, 1482, 1483, 1484, 1485, 1489, 1490, 1491-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb.	22, 1955.
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ..	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..	Apr.	15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ..	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 13, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 1, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, June 1, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

Laid over from May 3, 1955, to May 10, 1955, at request of attorney for objectors; applicant concurring; no further requests for adjournments; then

Laid over from May 10, 1955, to June 1, 1955, for inspection and decision; hearing closed.

CALENDAR

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the residence and business use district, the extension in area and use of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs; and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of The Bronx.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the use of portion of the cellar as an architect's office (originally intended as a doctor's office).

PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (warehouse), with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection and maintenance of a one family dwelling without the required set back.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application November 30, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G 1 area district the erection and maintenance of twelve (12) one family dwellings without the required set back.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd drive, southwest corner of 133rd road and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 40.42 ft. north of 135th road and 40.42 ft. south of 134th avenue; 20.21 ft. south of 135th ave-

nue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue, Block 13210, Lots 1 and 4, Block 13211, Lots 1, 7 and 8, Block 13217, Lots 40, 43, 45, 47 and 33, Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

973-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district the reconstruction of existing gasoline service station to include, motor vehicle repairs, lubritorium, car washing and office, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. IV—re (decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles.

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue, and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

Laid over from May 10, 1955 to June 1, 1955, for inspection and decision; hearing closed.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner (Herman Glicker, lessee).

SUBJECT—Application August 25, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs; and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lot 7, Flushing, Borough of Queens.

Laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration; then to April 26, 1955, applicant to file new decision of the Borough Superintendent as to enlarged plot; then to May 17, 1955, for applicant to file letter with the owner of Block 5202, Lot 54, within the hundred feet of the enlarged plot and to permit two publications in the Bulletin; and for decision; then to June 1, 1955, for applicant to obtain a decision from the borough superintendent as to side and rear yard areas.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954—re (decision of the borough superintendent) under sections 7a and 21 of the zoning resolution, to permit in a residence use, E1 area district the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to the street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhineland avenue, Block 4275, Lot 29, Borough of The Bronx.

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Laid over from March 8, 1955, to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board; then to April 26, 1955, for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department; then to May 17, 1955, applicant to be notified; then to June 1, 1955, further consideration after applicant has investigated recent amendments to the Multiple Dwelling Law.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955 for inspection and decision; hearing closed; then laid over to June 1, 1955, for applicant to file revised plans as to entrances to parking area and as to masonry walls.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

Laid over from May 17, 1955 to May 24, 1955, applicant to file seven complete sets of plans as to proposed uses and entrances; then to June 1, 1955, for applicant to file revised plans as to curb cuts; hearing previously closed.

Laid over from May 24, 1955 to June 1, 1955, for statement from applicant as to proposed tenancy.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles,

to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then laid over to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy.

418-31-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to amendment of resolution—re (decision of the borough superintendent), previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the demolition of existing wood and metal structures and the erection of an extension to existing gasoline service station accessory building; to provide 13 one-car garages, lubritorium, car washing, motor vehicle repairs, wheel alignment, brake testing, storage and sale of accessories and office.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

226-41-BZ—Vol. III

APPLICANT—James E. Casale, for Anton Meister, owner.

SUBJECT—Application reopened April 12, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use B area district the erection of a building to be used for dwelling, accessory practice of chiropractic and private art gallery using in excess of 65% of the area of the lot.

PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. 5½ in. east of Madison avenue, Block 1497. Lots 48 and 48½, Borough of Manhattan.

100-48-BZ—Vol. III

APPLICANT—Henry Nordheim, for John H. Bush, owner (Henry Bellmann, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the maintenance of existing motor repair shop in store building (1878 Valentine avenue).

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue, and 350-360 East 178th street, south side, from Valentine to Webster avenues, Block 2815, Lot 1, Borough of The Bronx.

121-54-BZ

APPLICANT—Otto J. and Warren Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application February 5, 1954—re (decision of the borough superintendent) under section 7e of the zoning

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resolution, to permit in a residence use district the erection and maintenance of a storage warehouse in conjunction with adjoining building on lot 40 used as a machine shop.
PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street, Block 1880, Lot 43, Corona, Borough of Queens.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner. Block 4624, Lot 57, Borough of The Bronx.

344-54-BZ

APPLICANT—Ludwig P. Bono, for Lax Realty Corp., owner (Peter Taylor, lessee).

SUBJECT—Application May 4, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy on second floor from showroom to offices and studio (charm and fashion consultants).

PREMISES AFFECTED—409 Central Park West, west side, 75 ft. 8 in. south of West 101st street. Block 1836, Lot 33, Borough of Manhattan.

415-54-BZ

APPLICANT—Charles Abrahams, for Peter Bilinski, owner.

SUBJECT—Application May 25, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district the demolition of existing frame structures, and the extension of building under construction on remaining unbuilt upon portion of plot to be joined with existing structure fronting on Liberty avenue, using more than the area permitted.

PREMISES AFFECTED—148-15 105th avenue, north side, 125.15 ft. east of 148th street and 148-12 Liberty avenue, Block 10061, Lot 12, Jamaica, Borough of Queens.

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner (Tidewater Associated Oil Co., owner under contract).

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmary Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 1, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 1, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Longfellow, agent).

SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

119-55-SA

APPLICANT—Hydrotherm, Inc., owner.

SUBJECT—Application February 9, 1955—Hydrotherm Gas-fired Hot Water Heating Boilers, Models M45, M72, M85, R100, R120, R150, R170, L200 and L250, approval of.

918-53-SM

APPLICANT—Flexible Tubing Corp., owner.

SUBJECT—Application December 21, 1953—Ducts for Air Conditioning System, Thermaflex-A Model FT-712, Thermaflex-B Model FT-713, approval of.

205-55-SA

APPLICANT—S. J. Dowling, for Eureka-Williams Company, Division of Henney Motor Company, Inc., owner.

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SUBJECT—Application March 1, 1955—Williams Oil-O-Matic Conversion Oil Burner, Model R-160, approval of.

486-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application reopened December 15, 1953, as to amendment as to similar product produced in Canadian factory—re USG Sheetrock Gypsum Wallboard Panels and Accessories; previously approved.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

148-42-A—Vol. II

APPLICANT—Guerino Salerni, for Gotham Ink and Color Co., owner.

SUBJECT—Application reopened October 14, 1953 as Vol. II—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—5-19 47th avenue, north side, 174.93 ft. east of 5th street, Block 28, Lot 17, Long Island City, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 7, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 7, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27 and 31 and 32 Borough of Brooklyn.

Laid over from May 10, 1955, to May 17, 1955, at request of an objectant, applicant concurring; then to June 7, 1955, for inspection and decision; hearing closed.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application May 7, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used by a franchised automobile dealer as a show-room, storage garage, lubritorium, car wash, motor vehicle repair shop, under coating, front end alignment, new car conditioning, parts storage, sale and display of accessories, and office; and to permit the storage of customers' cars awaiting service—with business entrances and a business sign nearer the residence use district than is permitted; and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application April 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and the addition of four 550 gallon gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official), Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murry B. Brody, owners.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bayside, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

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871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russong, owners.

SUBJECT—Application November 18, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing gasoline service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Soconv Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car washing (non automatic), motor vehicle repairs, and office, and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for further consideration by the Board.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor housekeeping conditions found on the premises and for decision; then to June 7, 1955, for applicant to furnish statement as to housekeeping conditions; hearing closed.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed; then to May 24, 1955, for applicant to file revised plans showing additional means of exit and a sprinkler system throughout first floor and cellar; also to submit consent of adjoining owner for use of his premises as an exit; and for decision by the Board; then to June 7, 1955, for applicant to file revised plans as to sprinkler system.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

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Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for inspection and decision.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

Laid over from May 3, 1955, to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for revised plans showing machinery in the rear of the building.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A; then to May 24, 1955, for plans from three sources to be submitted as previously requested; then to June 7, 1955, for revised plans and for further consideration by the Board.

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a business building (super market), using more than the area permitted, and with an entrance to required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

Laid over from May 24, 1955 to June 7, 1955, for inspection and decision; hearing closed.

933-54-BZ

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, B area district the conversion of use of first and second floors in existing five story structure to business use, and to permit openings between the two structures on first and second floors to gain access from one building to the other; and to permit a two story extension of rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

Laid over from May 24, 1955 to June 7, 1955, for inspection and decision; hearing closed.

934-54-A

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212(lc) of the Multiple Dwelling re required yard level.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

997-54-BZ

APPLICANT—Irving H. Passel, for Thomas Nolan, owner (o/u/c Esso Standard Oil Co.).

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

Laid over from May 24, 1955, to June 7, 1955, for inspection and decision; hearing closed.

382-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cono and Conetta Liquori, owners.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the sale and display of more than five new and used cars, with signs on Atlantic avenue, Shepherd avenue and Highland place frontage and office, for a term of years.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue, Block 3958, Lots 49, 51, 53 and 55, Borough of Brooklyn.

616-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner (Nicholas Pellidaro, lessee).

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7i of the zoning resolution, permitting in a business use district the change in occupancy from auto laundry, battery-testing and simonizing of cars, to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street, Block 6062, Lot 41, Borough of Brooklyn.

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635-49-BZ

APPLICANT—Andrew DiCamillo, for Carmelo Sgarlato, owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.

PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street, Block 409, Lot 14, Borough of Brooklyn.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Co., Inc., owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance steps and platform without the required set back from street line, and using more than the area permitted; and to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

151-55-A

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application January 20, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner (Shell Oil Company, lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under

sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

605-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of The Bronx.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car

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washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch handsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, ½ times height district the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-336 West 58th

street and 20 West 60th street, Block 1049, Lot 29, and Block 1112, Lot 25, Borough of Manhattan.

305-55-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

718-54-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application September 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle and 20 West 60th street, southwest corner and 325-335 West 58th street, northwest corner of Columbus Circle, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 7, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon June 7, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

88-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Insulated Oven Enclosure, approval of.

90-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Indirect Fired Gas Heater, Type L, approval of.

89-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Type I. D. Direct Fired Gas Heater, approval of.

197-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Highbov Oil-Fired Warm Air Furnaces, approval of.

499-54-SA

APPLICANT—Fulton Boiler Works, Inc., owner.

SUBJECT—Application June 10, 1954—Fulton Oil-Fired Boiler Unit, approval of.

288-55-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application April 6, 1955—Tokheim Gasoline Dispensing Pumps, Models 300 and 305 and National Gasoline Dispensing Pumps, Models 360 and 365, approval of.

67-55-SM

APPLICANT—Picone Brothers Builders Supplies, Inc., Owner.

SUBJECT—Application January 26, 1955—Picone Cinder Brick, approval of.

783-49-SM—Vol. II

APPLICANT—New England Lime Company, owner (C. C. Loomis, agent).

SUBJECT—Application reopened December 7, 1954 as Vol. II for test and report to consider change of name of owner and changes in construction—NELCO Kilnoise

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Acoustical Tile; previously approved re Kilnoise Acoustic Tile, Series 100.

521-45-SM—Vol. II

APPLICANT—Robert P. LeVine, for National Brick Company, owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II for test and report as to additional sizes—Nabcor High Pressure Steam Cured Burned-Clay Concrete Masonry Units; previously approved re Nabcor Sand-Crit High Pressure Steam Cured Units.

638-41-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as to amendment to resolution—re United States Gypsum Pyrobar Gypsum Partition Tile, previously approved.

798-54-A

APPLICANT—Kitzler and Nurick, for Cohn Brothers Furniture Corp., owner.

SUBJECT—Application October 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4701 5th avenue and 506-512 47th street, southeast corner, Block 766, Lot 8, Borough of Brooklyn.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).

SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.

PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

658-54-A

APPLICANT—William A. Lacerenza, for 212 25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).

SUBJECT—Application September 1, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

107-55-A

APPLICANT—James E. Casale, for Arnold Bernhard Co., Inc., owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 East 44th street, north side, 167 ft. east of 5th avenue, 6th floor, Block 1279, Lot 7, Borough of Manhattan.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

506-54-A

APPLICANT—William H. Fuhrer, for 32 White Street Corp., owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—225 Varet street, north side, 96 ft. west of White street, Block 3109, Lots 47 and 36, Borough of Brooklyn.

222-55-A

APPLICANT—James H. Walsh, for Fire Department, City of New York, owner.

SUBJECT—Application March 23, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—223 East 25th street, north side, 300 ft. west of 2nd avenue, Engine House #16, Block 906, Lot 13, Borough of Manhattan.

149-55-A

APPLICANT—Robert Gottlieb, for New Side Realty Corp., owner.

SUBJECT—Application February 23, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1347-1349 Boston road, north side, 288.06 ft. west of Jefferson place, Block 2934, Lot 52, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 14, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in con-

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junction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy of second floor of existing public garage to factory use.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

Laid over from May 24, 1955 to June 14, 1955, for applicant to file plan of second floor; hearing closed.

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and business district for a term of ten years the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station,

lubritorium, and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles waiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

Laid over from May 24, 1955, to June 14, 1955, for inspection and decision; hearing closed.

701-52-BZ—Vol. II

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened May 24, 1955 for consideration of amendment as to reduction in height—re (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted.

PREMISES AFFECTED—37-11 48th avenue, northwest corner of 38th street, Block 228, Lot 1, formerly Lots 1 and 8, Long Island City, Borough of Queens.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the increase in height of existing storage garage by the addition of another story, and to permit the use of roof for the parking of motor vehicles.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application March 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

751-39-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the addition of motor vehicle repairs and the parking of motor vehicles awaiting service, to existing gasoline service station, lubritorium, auto laundry and office.

PREMISES AFFECTED—925 Hunts Point avenue, south side, from Southern boulevard to Bruckner boulevard, Block 2735, Lot 20, Borough of The Bronx.

165-48-BZ—Vol. III

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

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SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the extension in use of existing gasoline service station and motor vehicle repair shop, for a term of ten years' the erection and maintenance of an automatic auto laundry and to erect and maintain an additional motor vehicle repair shop, front end alignment, and a store for sale of accessories.
PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets (no power driven saws).
PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.
SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.
PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

978-54-BZ

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.
SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the use of portion of first floor for the parking and storage of city owned (Board of Education) and employees' cars, with greasing and minor motor vehicle repairs to the city owned cars.
PREMISES AFFECTED—131 Livingston street, north side, 132 ft. 6 in. east of Red Hook lane (Pearl street) and 409 Red Hook lane, Block 154, Lot 1, Borough of Brooklyn.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.
SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.
SUBJECT—Application January 21, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.
PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner Peter Pan Playland Corp., lessee).
SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a period of ten years.
PREMISES AFFECTED—2601-2609 Emmons avenue, north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 14, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.
SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

286-55-A

APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.
SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

90-55-A

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.
SUBJECT—Application February 8, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1, Julia Richman High School, Borough of Manhattan.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.

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SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 21, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwelling units and restaurant (cabaret—no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

304-55-BZ—Vol. II

APPLICANT—Henry Nordheim, for Papp's Motors Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II re (decision of the borough superintendent) under sections 7a, 7i, 7h and 7A of the zoning resolution, to permit in the retail use district portion of plot the erection and maintenance of a motor vehicle repair shop, in conjunction with used car lot, (previously granted by the Board—never built) and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application reopened July 13, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the addition of parking of employees' cars (no fee to be charged), to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubine and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application April 6, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th streets; 425-435 East 48th street, north side and 422-430 East 49th street, south side, Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37, Borough of Manhattan.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

100-55-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction, and extension of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—60 Richmond terrace, southwest corner of Wall street, Block 7, Lot 70, Tompkinsville, Borough of Richmond.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning

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resolution, to permit in a residence use district for a period of ten years the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

166-55-BZ

APPLICANT—Paul Friedman, for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street Corp., owner (545 Madison Corp., long-term lessee).

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district the erection and maintenance of a bank and office building, without the required loading berth.

PREMISES AFFECTED—545-547 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 21, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

338-55-A

APPLICANT—Samuel Rosenblum, for Mor-Ming Corp., owner.

SUBJECT—Application April 25, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—128-130 East 56th street south side, 110 ft. west of Lexington avenue, Block 1310, Lots 61 and 62, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 24, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meeting of the Board held on Tuesday morning and afternoon, May 3, 1955 were approved as printed in the Bulletin of May 10, 1955, Vol. 40, No. 19, with a correction of a typographical error in such minutes, pages 741 and 742, Calendar Number 38-42-BZ, Vol. II, by changing 7f to 7e in the finding and resolution.

The minutes of the regular meeting of the Board held on Tuesday morning and afternoon, May 10, 1955, were approved as printed in the Bulletin of May 17, 1955, Vol. 40, No. 20.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district, the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic

automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. Nordheim, Nathaniel T. Helman, William Singer and Max Morritt.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A. M. for inspection and decision; hearing closed.

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building (super market), using more than the area permitted, and with an entrance to required loading berth nearer the intersection than is permitted.

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PREMISES AFFECTED—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Pearl Kleinberg, Ethel Ludmer, Rose Frankel, Irene Raphael, Dorothy Fisher, Rose S. Albert, John F. Moore and Samuel Engelman for N. Y. C. Transit Authority, Gussie Roth, Freda Davidson, Tillie Albin and H. Haplet.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corporation, owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy of second floor of existing public garage to factory use.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Rosa Herr, Irving Haas, Sydney Schneider and Myron Eisenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, at 10 A. M. for applicant to file plan of second floor, hearing closed.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh, L. C. Squire, Irwin H. Rosenberg, S. Freedman and Lawrence Blau.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority, Michael Levine, Louis Rubenstein and Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for revised plans and for further consideration by the Board.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle

repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, George DeCombo and Robert T. Gill.

For Opposition: Edward Hoffman for Park Dep't.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for inspection and decision; hearing closed.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bcd of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, George DeCombo and Robert T. Gill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for inspection and decision; hearing closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and Irving London.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for statement from applicant as to proposed tenancy; hearing previously closed.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle

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repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. L. Molloy, Henry Greene, Arthur P. McNulty and Herman Schrier.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for applicant to file revised plans as to entrances; hearing previously closed.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner (Block 11401, Lot 1), Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leon E. Borden and G. Reichelmann.

For Opposition: Bernie Ostrowski.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for revised plans showing machinery throughout the building.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera, Rudolph Gally and Vincent Forchelli.

For Opposition: Teresa Palazzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for applicant to furnish statement as to housekeeping conditions; hearing closed.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, doing business as Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings, and John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for applicant to file revised plans as to sprinkler system.

291-51-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, doing business as Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for applicant to file revised plans as to sprinkler system.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Mrs. Matilda Bayle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for further consideration by the Board; hearing previously closed.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

SUBJECT—Application October 28, 1954 re (decision of the borough superintendent) under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot, the erection and maintenance of a structure (dining car), using more than the area permitted; and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only; with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for applicant to file revised plans as to entrances to parking area and as to masonry walls; hearing closed.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M., Inc., lessee).

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SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 1, 1955, at 10 A. M. for applicant to file revised plans as to entrances to parking area and masonry walls; hearing closed.

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954—(decision of the borough superintendent) under sections 7c and 7h of the zoning resolution, to permit in a residence and business district, for a term of ten years, the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official), 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Brooklyn.

APPEARANCES—

For Applicant—Alfred A. Lama.

For Opposition: Anna K. Anhof, Clarence Cooper, Robert E. Lange and Clara A. Watson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A. M. for inspection and decision; hearing closed.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application December 3, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

APPEARANCES—

For Applicant: Reuben A. Lazarus, J. Harris, Joseph Sweet and Julius Krauss.

For Opposition: Nina M. Mazzola, Katherine Dec, Mary Ruderman, Pauline Gizzle, Charles H. Immerdino, George Rosenblum, Nathan M. Roth and Jacob Granat.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A. M. for inspection and decision; hearing closed.

933-54-BZ

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, B area district, the conversion of use of first and second floors in existing five story structure to business use, and to permit opening between the two structures on first and second floors to gain access from one building to the other; and to permit a two story extension of rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: J. E. Casale, J. F. Hennessy and A. F. Gunther.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

934-54-A

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212(1c) of the Multiple Dwelling Law re required yard level, etc.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: J. E. Casale, J. F. Hennessy and A. F. Gunther.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Vincent J. Kovach and Joseph E. Derfinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A. M. for inspection and decision; hearing closed.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 29, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing gasoline service station, lubritorium, and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles waiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A.M. for inspection and decision; hearing closed.

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997-54-BZ

APPLICANT—Irving H. Passel, for Thomas Nolan, owner (o/u/c Esso Standard Oil Co.).

SUBJECT—Application December 30, 1954—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch, Thomas Nolan and John P. Danielson.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for inspection and decision; hearing closed.

162-50-BZ—Vol. II

APPLICANT—Leo Kornblath, for Sanjon Realty Corp., owner.

SUBJECT—Application January 10, 1955—reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash (non-automatic), motor vehicle repairs and office.

PREMISES AFFECTED—29-03 Sea Girt boulevard, south side, from Beach 29th street to Beach 30th street, Block 287, Lot 1, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Leo Kornblath.

For Opposition: Jack Weingal, Tessie Leiser, Blanche Traiger, Tillie Holsberg, Herman Levy, Hannah Dreiblatt, F. R. Glassman, Ellen Keil, Hattie Schnitzes, Reva Newmark, Louis Rumack, Lillian Bram, Ann Gronowetter, Joseph Browner, Abner Schmidt, A. Berner, Fannie Abrams, Samuel Landy, Alice Rogal, Minnie Siegel, Lizzie Kletman, Ida Kainen, Sadie Thaler, Fannie Samuels, Samuel Axelrod, et al.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant stated that the owner now wished to limit the property to a conforming use and requested that the application be withdrawn without prejudice.

Resolved, that the application be and it hereby is *withdrawn*.

1148-38-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Neill Supply Company, Inc., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to extension of variance—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the additional use of storage for pipe as well as parking and storage of more than five motor vehicles for a term of years.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8 (now Lot 1), Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on February 21, 1939 this application (Vol. I) was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a residence use district, for a period of two years, the parking and storage of more than five motor vehicles of pleasure car type, affecting premises 49-01 48th avenue, northeast corner of 49th street, Block 2287, Lots 1 to 8 inclusive (now Lot 1), Long Island City, Borough of Queens; and

WHEREAS, on January 21, 1941 and January 28, 1943 the term of variance was extended for a term of two years; and

WHEREAS, on February 15, 1944 under Vol. II, application was reopened subject to regular procedure; and

WHEREAS, on May 9, 1944 the resolution was amended under Vol. II to permit the plot to be occupied for storage of pipe, for a term of two years, affecting premises 47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8 (now Lot 1), Sunnyside, Borough of Queens; and

WHEREAS, on May 14, 1946, December 7, 1948, December 12, 1950 and December 9, 1952 the term of variance was further extended; and

WHEREAS, on May 9, 1954 this application was reopened to consider a new proposal under Vol. III; and

WHEREAS, on November 9, 1954 this application under Vol. III, was granted on condition under section 7e for a term of 20 years, for the erection and maintenance of a warehouse for pipe, plumbing and heating supplies affecting premises 47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens; and

WHEREAS, the applicant requested reopening of this application under Vol. II, and an extension of the term of variance, under Vol. II; and

WHEREAS, this application was reopened, under Vol. II, on May 3, 1955 and set for hearing on May 24, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1955 acting on amendment to N.B. 146-54, reads:

"1. The proposed use of the premises for temporary parking of motor vehicles and storage of pipe in a residence use district is contrary to Board of Standards and Appeals resolution 1148-38-BZ printed in Bulletin #46 Vol. XXXIX and is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the applicant states that construction of the warehouse will proceed in about one year.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on February 21, 1939, under Cal. 1148-38-BZ, Vol. II, as to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7, subdivision e for a term of one year from the date of this *amended* resolution, to permit the plot to be occupied for the storage of pipe * * *; and that other than as herein amended the resolution above cited as amended by resolutions

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adopted through December 9, 1952, shall be complied with in all respects; and that all permits required, including a certificate of occupancy, shall be obtained and all work completed within six months from the date of this *amended* resolution."

1148-38-BZ—Vol. III

APPLICANT—Ingram S. Carner for Neill Supply Co., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 19A of the zoning resolution, to permit in a residence use district the erection and maintenance of a warehouse and office with an entrance to loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on February 21, 1939 this application (Vol. I) was granted by the Board on certain conditions, under section 21 of the zoning resolution, to permit in a residence use district, for a period of two years, the parking and storage of more than five motor vehicles of pleasure car type, affecting premises 49-01 48th avenue, northeast corner of 49th street, Block 2287, Lots 1 to 8 inclusive (now Lot 1), Long Island City, Borough of Queens; and

WHEREAS, on January 21, 1941 and January 28, 1943 the term of variance was extended for a term of two years; and

WHEREAS, on February 15, 1944 under Vol. II, application was reopened subject to regular procedure; and

WHEREAS, on May 9, 1944 the resolution was amended under Vol. II, to permit the plot to be occupied for storage of pipe, for a term of two years, affecting premises 47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lots 1, 2, 3, 5, 7 and 8 (now Lot 1), Sunnyside, Borough of Queens; and

WHEREAS, on May 14, 1946, December 7, 1948, December 12, 1950 and December 9, 1952 the term of variance was extended; and

WHEREAS, on May 9, 1954 this application was reopened to consider a new proposal under Vol. III; and

WHEREAS, on November 9, 1954 this application under Vol. III, was granted on condition under section 7e for a term of 20 years, for the erection and maintenance of a warehouse for pipe, plumbing and heating supplies, affecting premises 47-45 to 47-63 49th street and 49-01 to 49-07 48th avenue, northeast corner, Block 2287, Lot 1, Sunnyside, Borough of Queens; and

WHEREAS, the applicant requested reopening of this application under Vol. III, and an extension of time in which to complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (N.B. 146/54)

254-45-BZ—Vol. IV

APPLICANT—Ingram S. Carner, for Titus Motors, Inc., owner.

SUBJECT—Application November 29, 1954 (decision of the borough superintendent), under sections 7c, 7e and 7h of the zoning resolution, to permit in a residence and local retail use district, the sale, storage and display of new and used cars to permit the erection of a gasoline service station (previously denied by the Board) to be used in conjunction with an authorized auto dealer, and to permit the existing uses of showroom, motor vehicle repairs and storage of five cars and bulky parts storage (previously granted by the Board).

PREMISES AFFECTED—186-23 to 186-49 Merrick Boulevard and 186-01 to 186-13 Ridgedale avenue, northwest corner; 186-02 to 186-16 Pineville lane and 125-12 to 125-32 Defoe street, Block 12718, Lot 1, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on January 4, 1955 subject to regular procedure, for rehearing based on substantial new facts, which consist of consents of adjoining owners who previously objected and a rearrangement of proposed gasoline station with pumps set back 15 ft. from Merrick boulevard and landscaped areas to be maintained and also the elimination of the splay with canopy in connection with the sale of used cars; and

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, for inspection and decision; hearing closed; applicant to file copy of contract and revised plans; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Ridgedale avenue and Pineville lane are in residence and local retail use, D and E-1 area, class ½ height districts; Merrick boulevard is in local retail and retail use, D area, class ½ height districts; Defoe street is in a residence use, E area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated September 21, 1954 acting on Alt. Applic. 919-53, reads:

"1. The proposed extension, in its relocated position on plot, to the existing auto showroom, minor repairs to motor vehicles & storage of bulky parts & five new & used cars, as granted by the B. S. & A. under Cal. 254/45 BZ, to include auto showroom, motor vehicle repairs, storage of bulky parts, parking & storage of more than 5 new & used motor vehicles, gasoline service sta., lubritorium, car washing & storage & sales of auto accessories, must be resubmitted to the B. S. & A. for its consideration."

and

WHEREAS, the applicant states that the premises consist of a plot, 333.11 ft. frontage by 140.14 ft. in depth, irregular; that the portion of the property within 100 ft. of Merrick boulevard is in a local retail district and a D area district and the remainder is in a residence district and an E-1 area district; that as of July 25, 1916 the portion of the property within 100 ft. of Merrick road was zoned as a business district and the remainder was in a residence district; that the present local retail designation became effective January 21, 1947; that as of July 25, 1916 the property was in a one times height district and the present height designation became effective on June 30, 1952; that on July 25, 1916 the entire property was in a D area district and on June 3, 1947 the portion more than 100 ft. from Merrick boulevard was

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changed to its present E-1 designation; that no zoning amendment relating to this property is pending at the present time; that the property is presently improved with a one story masonry building which houses an authorized Plymouth-Dodge agency with required uses as indicated in certificate of occupancy No. Q48642 and in accordance with Cal. No. 254-45-BZ, Vols. I and II as granted by the Board; and

WHEREAS, the applicant contends that on February 2, 1954 the Board found that there was no justification for the exercise of discretion to grant a zoning variance under section 7, subdivisions c, f and h of the zoning resolution, to extend area and uses as proposed; that at this hearing very strong objections were voiced by abutting property owners to the north, who felt that this application was for, in the main, an automatic auto laundry; that the same objectors now very strongly and openly consent to the revised proposed layout which moves the accessory building a minimum of 20 ft. from the rear line and eliminates the roofed-over display shed for used cars; that in that manner, more light and air will be provided than before and this proposed building will occupy less space than any building which would be permitted under the zoning resolution; that it is now specifically requested, under section 7h that relief be afforded to the owner to place his new and used cars to the rear of his present building, which is entirely fenced in and borders on Defoe street, which is not as yet opened nor paved or improved; that in order to give further protection to the property owners, it is proposed to install a 6 ft. high brick fence above the adjacent property and now this fence is proposed to be 4 ft. from the easterly lot line; and

WHEREAS, the applicant further contends that it is recognized that automobile agencies are logical operators of gasoline service stations if they are both the neighborhood type and exist along busy thoroughfares such as this particular case, as Merrick boulevard is an extremely busy thoroughfare; that in this manner, a complete one-stop pattern is developed which provides ease and efficiency for both the customer and the agency operation; that the Board has on many occasions considered gas stations when operated with and in conjunction with authorized automobile agencies; that in this manner control is in the hands of responsible business men who will protect their property and render service commensurate with the automobile franchised reputation; that in view of the fact that the neighborhood will not be adversely affected and that the objectors are all completely satisfied with the revised layout and that there is a definite need for a gas station at this busy thoroughfare, it is requested that this application be granted; and

WHEREAS, the applicant states that the present owner has held title to the property since May 3, 1945; that the assessed valuation of land is \$35,200 and of the building \$30,000 making a total of \$65,200; that the building was erected in 1946 and 1948; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the provisions of Section 7, subdivision c are not appropriate for this application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit a portion of the premises as proposed to be occupied as a gasoline service station, substantially as indicated on plans filed with this application, marked "Received October 19, 1954", 5 sheets, and revised plan marked "Received May 19, 1955", 1 sheet, *on condition* that the plot previously proposed shall be reduced as indicated on such revised plans; that the gasoline station shall be wholly within the retail district; that the accessory building and other uses shall be arranged as indicated on such revised plan; that there shall be no windows in the rear wall of the building; that the building shall have no cellar; that the accessory building

shall be faced with face brick at all sides; that from the accessory building to the existing wall to the east and to the building line of Pineville lane to the west, there shall be erected a masonry wall of brick, agreeing with the brick of the accessory building and not less than 5 ft. 6 in. in height; that there may be a steel picket fence between piers above the masonry wall, located as indicated on such revised drawing; that a similar wall to a total height of not less than 4 ft. shall be erected from the northerly building line along the building line of Pineville lane for a distance of approximately 50 feet; that at the intersection of Pineville lane and Merrick boulevard there shall be a block of concrete not less than 12 in. thickness extending for a distance of not less than 5 ft. along either building line; that curb cuts shall be restricted to three, each 30 ft. in width, located where shown on Merrick boulevard and one cut within the first 25 feet from the intersection along Pineville lane, as shown; that such curb cut shall be not more than 20 ft. in width; that no portion of any curb cut shall be nearer than 5 ft. to a lot line as prolonged; that the sidewalk and curbing abutting the property shall be constructed or repaired to the satisfaction of the Borough President; that the property formerly a portion of the plot now to be deeded by agreement filed with this Board to the adjoining owners to the north shall be seeded by this owner prior to deeding; that pumps shall be of a low approved type erected not nearer than 15 ft. to the street building line; that the number of gasoline storage tanks shall not exceed ten approved 550 gallon tanks; that the balance of the premises shall be paved with concrete or asphaltic paving; that all plans not referred to in this resolution shall be marked "void"; that under section 7h there may be parking of cars and display of new and used cars on the vacant portion of the present building, located so as not to interfere with the service thereof; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within the requirements of Section 22A of the zoning resolution.

886-48-BZ—Vol. II

APPLICANT—Norman Lederer and Leonard Joseph, for Seagirt Realty Co., owner, Arverne Auto Body and Fender Works, Inc., lessee.

SUBJECT—Application November 12, 1954 (decision of the borough superintendent), under section 7i of the zoning resolution, to permit in a business use district the continuation of existing body and fender repair shop, spraying, painting and welding (previously granted by the Board for a term of years—expired January 25, 1954).

PREMISES AFFECTED—71-10 Beach Channel drive, west side, 156.78 ft. north of Beach 72nd street and 348 Beach 72nd street, Block 537, Lot 14, Arverne, Borough of Queens.

APPEARANCES—

For Applicant: Norman Lederer and Alfred Landau.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, as to extension of term; and

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Beach Channel drive are in a business use, D area, class 1 height district; Beach 72nd

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street is in business and unrestricted use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 3, 1954 acting on Applic. 955-54, reads:

"1. The proposed use of body & fender repair shop, painting, spraying & welding in a bus. use dist. is contrary to Art. 2 Sec. 4 (29) of Zone Res."

and
WHEREAS, the applicant states that the premises consist of a plot, 39 ft. and 60 ft. frontage by 139.95 ft. in depth, irregular, on which are located two buildings, a dwelling of concrete block and frame construction and a building one story in height, of class 3 construction, erected in 1930 under N.B. 5090-30; that the dwelling was erected in 1931 under N.B. 1077-31; that it is proposed to permit the continuation of occupancy as granted by the Board and for which certificate of occupancy No. 61245 was issued for body and fender repair shop—expired January 25, 1954; and

WHEREAS, the applicant further states that on January 25, 1949 the Board granted a variance permitting the lessee to maintain their place of business on the subject premises for a term of five years; that this five year term expired in January of this year and through a misunderstanding between the lessee and the applicant, application for a renewal of the variance was not made; that the department of housing and buildings has placed a violation against the premises because of the expiration of the term of variance; that extension of the variance is requested, this request being based on the same facts submitted with the original appeal in 1949; that the conditions outlined in that appeal have not materially changed to this date; and

WHEREAS, the applicant states that the present owner has held title to the property since May 15, 1930; that the assessed valuation of land is \$7,000 and of the building \$8,000 making a total of \$15,000; that the building was erected in 1930.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * *granted* under Section 7i for a term of five years from the date of this amended resolution to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this amended resolution."

762-49-BZ

APPLICANT—Ingram S. Carner, for Neill Supply Co., Inc., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from garage for more than five motor vehicles, to a factory and storage warehouse for plumbing supplies, and the cutting and threading of pipe, for a term of years.

PREMISES AFFECTED—47-35 to 47-43 49th street, east side, 195 ft. north of 48th avenue, Block 2287, Lot 10, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on February 15, 1950 this application was granted by the Board on certain conditions, under section

7e of the zoning resolution, to permit in a residence use district, for a term of five years, the change in occupancy from garage use to factory and warehouse for plumbing and heating supplies and for cutting and threading of pipe; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on May 3, 1955 and set for hearing on May 24, 1955 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin, to consider extension of term of variance (expired February 15, 1955); and

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 26, 1955 acting on amendment to Alt. Applic. 2332-49, reads:

"1. The extension of the use of the premises for boiler room and storage warehouse (plumbing supplies and cutting and threading of pipe) in a Residence Use District beyond a term of five years is contrary to the Board of Standards and Appeals Resolution Cal. No. 762-49-BZ printed in Bulletin #8 Vol. #35 and is contrary to Art. II Sec. 3 of Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 15, 1950, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"*granted* under section 7, subdivision e for a term of five (5) years from the date of this amended resolution, to permit * * *; and that all permits including a new certificate of occupancy shall be obtained and all work completed within six months from the date of this amended resolution." (Alt. 2332/49)

639-54-BZ

APPLICANT—Siegel and Green, for Oslo Realty Corp., owner.

SUBJECT—Application August 4, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a business use district for a term of twenty years, the conversion of existing tenant's garage in cellar of multiple dwelling, to non-tenant transient garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—70 East 162nd street and 920-926 River avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

APPEARANCES—

For Applicant: Max Siegel and Harold Diamond.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 162nd street are in a business use, B area, class 1¼ height district; River avenue is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated July 21, 1954 acting on Alt. Applic. 580-54, reads:

"A-1. Proposed conversion of the existing 32 car Multiple Dwelling accessory use garage to non-tenant transient parking and motor vehicle storage for periods

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of less than 1 month will be contrary to Sec. 60 Subdiv. 1(b) of the Multiple Dwelling Law and Article II Sec. 4 subdiv. 15 of the Zoning Resolution. Note: The garage is located in the cellar of a 6 story cellar and subcellar non F. P. Class "A" hereafter erected Multiple Dwelling in a Business Use Zone District."

and

WHEREAS, the applicant states that the premises consist of a plot, 290 ft. 5 in. frontage by 91 ft. in depth, irregular, on which is located a class A hereafter erected multiple dwelling, six stories, cellar and sub-cellar in height; that the 1st to 6th floors inclusive contain dwellings totalling 66 apartments and the sub-cellar and cellar contain, among other uses, an accessory tenants' garage; that the sub-cellar garage is entirely below the street grades and is accessible through a vehicular ramp from East 162nd street frontage and has an approved capacity for 31 cars; that the cellar garage is at the street grade level of River avenue and is accessible through vehicular doorways at the street grade and has a capacity of 32 cars; that there is no interior vehicular accessibility between the two garage spaces on these different floor levels; that it is proposed to use the garage located in cellar for use of transient storage, the sub-cellar garage to be used for tenants; and

WHEREAS, the applicant further states that the multiple dwelling proper has been so designed that it principally faces East 162nd street and has its main entrance from that street; that the upper six stories of the dwelling have been so arranged as to be set back from the River avenue frontage primarily due to the existence of the elevated subway structure in River avenue; that this setback has been developed with a one story and sub-cellar structure used for tenants' garages and stores; that the space containing tenants' garages is of fireproof construction and is equipped with a sprinkler system and mechanical ventilation and its floor area was predicated on not more than space for one passenger motor vehicle for each family in the multiple dwelling; that certificate of occupancy No. 13515 issued January 8, 1954 is in full force and effect for the stated use and occupancy; and

WHEREAS, the applicant contends that since the erection of this building the tenants have not used more than 15 car spaces at any time although 63 such spaces have been provided for; that the 31-car capacity of the sub-cellar tenants' garage by itself is far in excess of that required by the zoning resolution and the cellar garage is entirely superfluous; that while there is no demand for tenant garaging in this building or from other multiple dwellings in this neighborhood, there is an urgent need and demand for off-street parking and garaging for non-tenants and transients; that these premises are close to the Yankee stadium which, when in use, requires all the off-street parking facilities available; that in addition the owners also control two other properties adjacent to the subject premises—a two story building at No. 900 River avenue, lot 9 in block 2484, occupied by a caterer and bowling alleys and a two story building at 871 Gerard avenue, lot 33 in block 2484, occupied by a super-market and offices; that the owner is desirous of meeting the off-street parking demand by using the unwanted garage space facing River avenue for such purposes rather than keeping it unused; that permitting such space to be used for non-tenant garaging will not impair any real estate values nor be detrimental to the character of this neighborhood; that the subject garage space faces River avenue and has its vehicular entrances exclusively from that street; that the subject multiple dwelling windows facing River avenue are set back 35 ft. from the garage and obviously cannot be affected by the use of the garage from River avenue; that the character of River avenue is such that it cannot be adversely affected by the conversion in the use of the garage space from tenant to transient garaging; and

WHEREAS, the applicant states that the present owner has held title to the property since January 23, 1949; that the assessed valuation of land is \$60,000 and of the property \$500,000 making a total of \$560,000; that the building was erected in 1952; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e to permit the River Avenue street floor level of the existing multiple dwelling to be occupied also for the transient storage of motor vehicles, limited to the pleasure car type, as indicated on plans filed with this application marked, "Received, August 4, 1954" (6 sheets), for a term of five years, on condition that a portion of the garage, as proposed, shall be set aside for the storage of tenants of the multiple dwelling in accordance with the requirements of the Multiple Dwelling Law; that no repairing or sale of gasoline or other facilities shall be maintained in the space on the River Avenue street level hereby permitted for additional transient storage; that the spaces for the garage under the requirements of the Multiple Dwelling Law shall not be increased in area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained, including a new certificate of occupancy and all work completed within six months from the date of this resolution.

666-54-BZ

APPLICANT—Reginald S. Hardy, for William J. Grace and Grace H. Grace, Executrix of Estate of Patrick J. Grace, owners.

SUBJECT—Application September 7, 1954 (decision of the borough superintendent), under section 7f of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—2471-2495 Cropsey avenue, northwest corner of 25th avenue, Block 6906, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for inspection and decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, D area, class 1½ height district; Cropsey avenue and 25th avenue are in residence and business use, D area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated August 17, 1954, acting on N.B. Applic. 312-54, reads:

"1. Gasoline service station, auto laundry & lubricatorium, in a business use district is contrary to Art. II sect. 4a, par. 46 of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 205 ft. 9½ in. frontage by 104 ft. 7¼ in. in depth, irregular, presently vacant; that the use district designation was undetermined on July 25, 1916, but on March 23, 1923 the premises were placed in a business use district; that the height and area designations have not been changed since July 25, 1916; that it is proposed to erect a gasoline

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service station, with a one story accessory building 72 ft. front by 30 ft. in depth, to be used as lubritorium, car wash and office; and

WHEREAS, the applicant further states that the property was acquired by the present owners on October 17, 1949, title being taken in the name of William J. Grace; that on December 15, 1953 record title was transferred to William J. Grace and Patrick J. Grace who had been the beneficial owners since October 17, 1949; that Patrick J. Grace died on July 11, 1954 and Grace H. Grace was appointed his executrix on August 15, 1954; and

WHEREAS, the applicant contends that Cropsey and Harway avenues are heavily travelled highways running in a generally east-west direction; that the former is 120 ft. wide and the latter 80 ft.; that because of the fact that the Shore parkway is roughly parallel to these avenues, traffic thereon is largely commercial or local in character; that 25th avenue is also a relatively heavily travelled street at this point; that there is a considerable amount of vacant property in this area, but the plots that are developed are improved with establishments of the character generally found in unrestricted or manufacturing districts; that block 6893, to the east of the subject premises, is improved with a large garage used by the omnibuses of the New York Transit Authority, and block 6894, to the south of the garage referred to above, is used as storage yard for buses; that the southeasterly corner of Cropsey avenue and Bay 37th street (block 6892, lot 7), is improved with a large public garage and gas station; that these uses preclude conforming development of the property to the east of the subject premises; that there has been so little development in this area that the future is indeed problematic and any development of nearby properties can have but little effect on the subject premises for they are and will remain isolated by the streets which bound them; that the proposed establishment will be an expensive one to erect and the cost thereof cannot be amortized over a short period and consequently a variance for a term of fifteen years is sought; and

WHEREAS, the applicant states that the present owner has held title to the property since December 15, 1953 (original title October 17, 1949), and that the assessed valuation of land is \$16,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition in accordance with the revised plans which have been filed; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, September 7, 1954" (4 sheets) as amended by revised plans marked, "Received, May 20, 1955" (2 sheets) *on condition* that the premises shall be levelled substantially to the grade of the surrounding streets and shall be arranged and constructed substantially as proposed on such revised plans marked "Received, May 20, 1955"; that the accessory building shall have no cellar below and shall be arranged as indicated on such revised plans and shall be faced on all aides with face brick conforming with the brick of the bus terminal across the street on Harway Avenue; that pumps shall be erected not nearer than fifteen feet to either street building line; that the pumps shall be of a low approved type; that a planting area shall be maintained towards Bay 38th Street, where shown, with suitable planting material and protected with a concrete curbing on all sides; that curb cuts shall be limited to three curb cuts to Cropsey Avenue each thirty feet in width and located substantially where shown, and two of similar width to Harway Avenue and one of similar width to 25th Avenue; that no portion of a curb cut shall

be nearer than five feet to a lot line as prolonged; that the sidewalks and curbing around the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises shall be paved with concrete or asphaltic pavement; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and all roof signs but permitting the erection within the building line of Cropsey Avenue and 25th Avenue of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that there may also be a similar post standard, where shown, along Harway Avenue; that at the intersection of Cropsey Avenue and 25th Avenue there shall be a block of concrete extending for a distance of not less than five feet along either building line and not less than twelve inches in height; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairing within the accessory building with hand tools only for adjustments; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

672-54-BZ

APPLICANT—Michael A. Cardo, for Estate of John Cepollaro—Rose Cepollaro, Executrix, owner.

SUBJECT—Application September 13, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit the extension of existing legal parking and storage of motor vehicles in restricted retail use district, to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island avenue, northeast corner of Belden street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael A. Cardo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, for inspection and decision; hearing closed; then to May 17, 1955, for applicant to file revised plans showing additional fences along easterly lot line and Rochelle street, and for decision; then to May 24, 1955, for applicant to submit revised plans substituting different type of fence, etc.; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Belden street are in residence and restricted retail use, C area, class 1 height districts; City Island avenue is in a restricted retail use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 25, 1954 acting on Alt. Applic. 742-54, reads:

"1. The proposed extension of parking area into a Residence use district is contrary to Sect. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 165.02 ft. frontage by 120 ft. depth, irregular; that the property involved consists mainly of a restaurant building which occupies practically all of lot 61 and part of lot 139

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and is operated by the executors of the estate of John Cepollaro; that on the remainder of lot 139 there is a residence known as No. 151 Belden street, occupied by the widow; that there is also a two car garage and driveway to the residence from Belden street, on part of lot 139; that lots 72 and 75, which are vacant, but portions of which lots are located in a restricted retail district, are used for the parking of the restaurant patrons' automobiles, with a driveway leading to the parking area from City Island avenue over lot 61, and one on Rochelle street, over lot 72; that certificates of occupancy Nos. 12488-53, 14099-54 and 14144-54 are filed with this application; that it is proposed to extend the existing legal parking and storage of motor vehicles in restricted retail use district portion of plot, into the residence use district portion; and

WHEREAS, the applicant contends that this application is brought for the purpose of obtaining an extension of the patrons parking area into a residence district on parts of lots 72 and 75, for permanent use in connection with the restaurant; that lot 61 is entirely within a restricted retail district as is the greater portion of lot 72 (with only 8.32 ft. of lot extending into the residence use district) likewise the major portion of lot 139 and a great portion of the L-shaped lot 75, with only 35 ft. frontage on Rochelle street, also is within a restricted retail use district, part of which lot extends into the residential use district; that percentagewise, the greater portion of the combined area of lots 72 and 75 are now in the restricted retail use district; that all of the property on the east side of City Island avenue was originally in a business use district for a distance of 100 ft. east from City Island avenue until rezoned as restricted retail effective as of July 28, 1952; that lot 61 and part of lot 139 in block 5637 has been the site of a restaurant since 1896 when a dining room and dance hall was erected under N.B. Applic. 746-96; that records indicate that since 1896 the premises had been continuously occupied by Duryea, as a hotel, restaurant, dance hall and cabaret, known in later years as Duryea's restaurant; that on July 11, 1946, the present owner of record, now deceased, acquired title to the restaurant property on lot 61 and part of lot 139 together with lot 30 in block 5624, located on the west side of City Island avenue, opposite the restaurant; that on October 14, 1948 he acquired title to the remainder of lot 139, on which is located the residence, together with lot 75 with a 35 ft. frontage on Rochelle street, and on November 29, 1949 he acquired title to lot 72; that lots 72 and 75 combined are vacant and now in use partly for patrons' parking in connection with the restaurant; that the present owner now owns on City Island avenue, in the block between Belden and Rochelle streets, 75% of the block frontage on the east side with an assessed valuation of \$44,500 and over 50% of frontage on the west side with an assessed valuation of \$18,000 or a total of \$62,500; that the owner has expended a considerable amount of money for the many improvements made since acquisition of the property; that the restaurant is operated only from May to October and usually closes at 11 P.M. or not later than 12 P.M.; that the legal occupancy of the restaurant is 432 persons and this number is reached regularly on week-ends; that almost all of the patrons necessarily must travel by automobile because of the relatively out of the way location and justifiably expect to find convenient parking space adjacent to the restaurant; that the parking situation therefore presents a considerable problem, especially due to present inadequate parking area and also because of the fact that street parking on City Island avenue and adjacent streets is prohibited; that the reason for this appeal for variance is to permit the owner to utilize that portion of lots 72 and 75, which extends into a residence district, and thus would increase the parking facilities to the extent that it would accommodate at least 22 additional cars; that it will not adversely affect the neighborhood since the character of the immediate vicinity would still be preserved; that the area is surfaced with black top, kept clean and free from dust and glaring lights; that the type of fence installed and the shrubbery and flowers planted along the outer boundaries

enhances the appearance which blends more nearly to a residential open terrace; that cars that would be parked on this property are usually received and brought back to shelter at the driveway entrance of restaurant by an attendant employed by the owner and therefore would cause a minimum amount of noise and disturbance; that since this is not a commercial parking lot, parking of cars is limited to guests patronizing the restaurant only, and at most for a few hours while dining; that access to portion of lots in the residential use district will only be from the business use portion of the property and no additional curb cuts are necessary or desired other than those shown on drawings; that the premises were being used, among other purposes, as a dance hall and cabaret and this indeed would really constitute a nuisance or disturbance to the neighborhood if this kind of business was continued; that the present owner wishes only to conduct a first class establishment confined only to the normal activities necessary to a first class restaurant; and

WHEREAS, the applicant states that the present owner has held title to the property since July 11, 1946; that the assessed valuation of land is \$40,000 and of the buildings \$22,500 making a total of \$62,500; that the buildings were erected starting in 1896; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the extension of the lawfully existing parking lot into the more restricted district, substantially as proposed and as indicated on plans filed with this application, marked "Received September 13, 1954" (3 sheets), and revised plans marked "Received May 19, 1955" (1 sheet), *on condition* that the area proposed for parking where bumpers, planting and fences do not occur shall be leveled substantially to the grade of the street and the present parking lot and shall be surfaced with clean gravel or steam cinders, treated with a binder and properly rolled; that planting shall be maintained along the lot lines as proposed and shown on revised plan marked "Received May 19, 1955;" that suitable bumpers shall be maintained to protect such planting and along the lot lines where indicated; that there shall be erected in addition to the 4 ft. chain link fence, a split sapling fence to a total height of not less than 5 ft. 6 in. with the finished side of the sapling toward the adjoining area; that there shall be no opening from the extension of this parking area to Rochelle street; that all cars shall go through the existing and approved driveways of the present parking lot; that no additional signs shall be erected; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within six (6) months from the date of this resolution.

678-54-BZ

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a business and unrestricted use district the extension of existing diaper laundry, mangling, folding and packaging, and the parking and loading and unloading, and to permit the folding and packaging of diapers, and office in the business use district portion of plot.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384. Lots 12, 13 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Marcy avenue are in business and unrestricted use, B area, class 1 height districts; Hope street is in an unrestricted use, B area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated July 26, 1954 acting on Alt. Applic. 5525-53, reads:

"1. Diaper laundry, mangling, folding & packaging and parking, loading & unloading in a partly Business & partly Unrestricted use district is contrary to Art. II, Sect. 4, par. 51 of the zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 200 ft. in depth, irregular, on which are located two contiguous plots, one being 75 ft. front on Hope street by 100 ft. in depth, irregular, and the other being 29 ft. front on Grand street by 200 ft. in depth, irregular, now under the same ownership; that there is a one story building 50 ft. front on Hope street by 93 ft. 8 in. in depth, irregular, 15 ft. in height, of class 3 construction, erected 1923 under N.B. 16282-23 for which certificate of occupancy No. 23325 was issued December 19, 1923 for occupancy as a wood working plant; that the certificate of occupancy was superseded on May 11, 1925 by certificate of occupancy No. 33345 for occupancy as a factory with storage, and again superseded on March 17, 1942 by certificate of occupancy No. 104780 for occupancy as a wet wash laundry; that the present owners took title to this portion of the premises on February 27, 1946 and obtained a new certificate of occupancy No. 131021 under Alt. Applic. 1658-46 issued November 27, 1951 providing for the present occupancy as a diaper laundry and the storage of not more than 4 trucks; that fire department permit C.B. No. 9874 was issued April 23, 1951 for the storage of 4 motor vehicles; that there is also a one story theatre building 29 ft. front on Grand street by 125 ft. in depth and 21 ft. in height, erected in 1915 under N.B. Applic. 1485-15 and used and occupied in accordance with certificate of occupancy No. 1838 issued in 1928 upon special report No. 5898 for occupancy as a motion picture theatre with 495 seats, and an existing two story building of class 4 construction occupied as a dwelling for one family on the 2nd floor, erected prior to 1916 and for which no records could be found, and which is intended to be demolished; that the owners acquired title to the theatre building on February 4, 1952; and

WHEREAS, the applicant states that the district maps show the site within 100 ft. of Hope street is in an unrestricted use district and the remainder is in a business use district; that the entire site is in a Class 1½ height, B area district; these designations have not been changed since 1916 and no amendment is pending; and

WHEREAS, the applicant states that it is proposed to extend the occupancy of the Hope street building, which is a diaper laundry, entirely within the unrestricted use district into the former theater, which is 100 feet back from Grand street on which it fronts, in a business use district; that the proposed vacant portion of premises which fronts on Hope street is entirely within the unrestricted use district and will be used for the parking, loading and unloading of diaper laundry trucks; that the laundry will remain in the Hope street building and all loading and unloading will be from the Hope street frontage which is in the unrestricted use district; that the theatre building will be used principally for the assembly line type of folding and packaging of diapers

on long tables and the new 2nd floor portion of this building used as additional office space; that the main business office will remain in the Hope street building; that there will be no loading or unloading or laundry activities whatsoever through the Grand street entrance; and

WHEREAS, the applicant contends that the owners first started the operation of their business in 1946 when they acquired the Hope street building and now require additional space; that the theatre which has not been in use for almost three years is perfectly situated for the natural expansion of their business; that the theatre and land is presently assessed at \$30,000; that the proposed removal of the theater marquee and alteration of the building will improve the appearance of Grand street and since all the business operation will be from Hope street, can in no way adversely affect the business character of Grand street; and

WHEREAS, the applicant states the present owner has held title to Lots 12 and 29 since February 4, 1952 and to Lot 13 since February 27, 1946; that the assessed valuation of the land is \$16,500 and of the buildings \$42,800, making a total of \$59,300; that the buildings were erected in 1916 and 1923; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the laundry use substantially as proposed and as indicated on plans filed with this application marked, "Received, August 6, 1954" (2 sheets) and "March 30, 1955" (2 sheets) *on condition* that the building shall not be increased in height or area and in all other respects the building and use shall comply with all laws, rules and regulations applicable to the building and occupancy other than as acted on this date under Cal. No. 789-54-A; that the marquee shall be removed; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

679-54-A

APPLICANT—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

SUBJECT—Application August 6, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—60-64 Hope street, south side, 100 ft. west of Marcy avenue and 339 Grand street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated July 26, 1954, on Alt. App. 5525/53, reads:

"2. Exits from all floors to comply with sect. 270 of the Labor Law including cellar."

and

WHEREAS, the applicant states the building is one story, 21 feet in height, 29 ft. by 125 ft. in area, of Class 3 construction, erected in 1916 on a lot 75 feet front by 200 feet irregular in depth, in an unrestricted and business use, B area, Class 1 height district, and now vacant and proposed

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to be decreased in area at the 2nd floor to 29 feet by 107 feet and used and occupied as follows: cellar—boiler room; 1st floor—diaper mangling, folding, 20 persons; mezzanine—packaging, number of persons not stated; 2nd floor—offices and storage, 15 persons; that there are no interior stairs and no fire escapes; that there is no standpipe, no sprinkler, no interior fire alarm and monthly fire drills are not maintained; that the height of the adjoining is not stated; and

WHEREAS, the applicant also states that the premises consist of two contiguous plots, one 75 feet front on Hope street by 100 feet in depth, irregular, and the other 29 feet front on Grand street by 200 feet in depth irregular, under the same ownership; that there is a one story building 50 feet front on Hope street by 93 ft. 8 in. in depth, irregular, and 15 feet in height, of Class 3 construction, erected in 1923 under N.B. 16282/23, for which Certificate of Occupancy No. 23325 was issued as a woodworking plant; that this certificate was superseded on May 11, 1925, by Certificate of Occupancy No. 33345 for a factory with storage and again superseded on March 17, 1942 by Certificate of Occupancy No. 104780 for use as a wet wash laundry; that the present owners took title to this portion of the premises February 27, 1946 and obtained certificate of occupancy No. 131021 under Alt. App. 1658/46 on November 27, 1951, for the present use as a diaper laundry and for the storage of not more than four trucks and Fire Department Permit No. C.B. 9874 was issued April 23, 1951, for the storage of four motor vehicles; that there is also a one-story theater building 29 feet front on Grand street by 125 feet in depth and 21 feet in height, erected under N.B. App. 1485/15 and used in accordance with Certificate of Occupancy 1838 issued in 1928 on Special Report No. 5898 for use as a motion picture theatre with 495 seats and an existing two-story building of Class 4 construction used as a dwelling for one family on the 2nd floor, erected prior to 1916 for which no records could be found; that it is proposed to demolish this building; that the owners acquired title to the theatre building February 4, 1952; and

WHEREAS, the applicant states it is proposed to use the existing theatre building in conjunction with the diaper laundry building; that because of the unique design of the theatre building it is necessary to make extensive alterations to convert it to business use; that new floor beams will be added to level the first floor and an intermediate floor will be added so that the 1st floor will be 11 feet in height and the new 2nd floor 9 feet in height; that the 2nd floor will be used for storage and for private and general offices; that there will be no occupants in the storage area and 10 female and 5 male occupants in the office area; that only about one-half of the 2nd floor will be used and that portion only by a small number of occupants; that the live-load capacity of the new 2nd floor will be in conformance with the Building Code; that the only cellar is the existing boiler room and no change in its occupancy is proposed; that there is an existing mezzanine in the theatre portion which was used for bathrooms and a motion picture operating room; that this mezzanine will be replaced by the proposed 2nd floor; that two new remote 3 ft. wide iron stairs enclosed with 8 in. cinder blocks will be provided from the 1st to the proposed 2nd floor; that one of these stairs from the general office area, provided with 3 ft. by 7 ft. fireproof, self-closing door will lead directly to Grand street and have a scuttle and ladder to the roof within the stair enclosure; that the other stairs from the storage area will allow exit to Hope street; that the proposed occupancy for the 1st floor is 20 persons, so that the entire human occupancy in the theatre building will be small for the large floor area; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent acting on Alt. App. 5525/53, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits, including an exit from the existing boiler room at Grand street proposed to be used, shall be as

indicated on such plans filed with the companion application, 678-54-BZ; that such stairways shall be enclosed in accordance with the requirements of the Code and the Labor Law, as indicated thereon.

823-54-BZ

APPLICANT—Dominick Salvati and Son, for The Longshoreman Checkers and Clerks Social Club, Inc., owner. SUBJECT—Application October 29, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking of motor vehicles belonging to members of club located at 343 Court street.

PREMISES AFFECTED—283-287 Union street, north side, 125 ft. west of Court street, Block 339, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Anthony M. Salvati.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Union street is in residence and business use, C area, class 1 height districts; Court street is in a business use, C area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 7, 1954 acting on Alt. Applic. 2587-54, reads:

"1. The proposed day parking for members of the Longshoreman Checkers & Clerks Social Club Inc., in a residence use district is contrary to Art. II Sec. 3 of Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 75 ft. frontage by 100 ft. in depth, presently vacant; that it is proposed to use proposed parking lot for members of club located at 343 Court street (Longshoremen Checkers and Clerks Social Club, Inc.); and

WHEREAS, the applicant contends that as this area is located approximately 100 ft. away from Court street where the club house is located, and this being in a residence use district, there is a great congestion of street parking at the present time for those people who own one or more cars living in this residential section; that during the club hours of from 8 A.M. to approximately 7 P.M., the congestion that now exists because of these dwellings, plus the influx of club members, causes a great hardship on the residents and those members, both locally and those who travel great distances, to utilize the facilities of this club house; that this proposed parking area will be completely fenced as required by law and shall be completely supervised; that the proposed parking area will be for pleasure vehicles only and only for the use of club members, without any charge; and

WHEREAS, the applicant states that the present owner has held title to the property since February 4, 1951 and that the assessed valuation of land is \$5,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district

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regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the parking of motor vehicles of the pleasure car type belonging to the members of the adjacent club at 343 Court street, *on condition* that the plot shall be leveled substantially to the grade of Union street and shall be surfaced with steam cinders, or clean gravel and treated with a binder and properly rolled; that there shall be erected on the interior lot lines where walls of adjacent buildings do not occur a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected along the street building line except for an entrance not over 12 ft. in width, which shall be fitted with gates which shall be kept normally closed when the parking lot is not in active use; that opposite such entrance there may be a curb cut of similar width; that during the term of this variance the premises shall be used for no other use; that no buildings shall be erected thereon; that the sidewalks surrounding the premises shall be constructed or repaired to the satisfaction of the Borough President; that there shall be no signs except one attached to the fence, adjacent to the entrance advertising the private use and such other information required by the Commissioner of Licenses; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that there may be a building not over 100 sq. ft. in area, not over one story in height, of frame construction and used solely as a shelter and office for the attendant; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

895-54-BZ

APPLICANT—Kitzler and Nurick, for Hilddun Corporation, owner.

SUBJECT—Application November 15, 1954 (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from storage and blending of perfumes, office and showroom, to manufacturing on first and second floors, using more than the percentage of floor area than is permitted.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Robert Greenberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Clinton street are in residence and business use, B area, class 1½ height districts; Atlantic avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 4, 1954 acting on Alt. Applic. 3800-52, reads:

"1. Proposed change of use of a bldg. which projects partly within a residential district, violates Art. 2 Sect. 3 of the zone resolution.

2. Proposed factory use on floor areas that are in excess of area of lot in business use district is contrary to Art. 2 Sect. 4c of the zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 120 ft. in depth, irregular, 120 ft. deep on the west side and 80 ft. deep on the east side, and improved with a two story non-fireproof building the full size of the lot on the 1st floor; that the 2nd floor is 120 ft. deep on the west side and 65 ft. deep on the east side; that the premises are within a business use district for a depth of 100 ft. and extend into a residence district for an additional 20 ft.; that certificate of occupancy No. 113197 issued October 23, 1945 and now in force, lists the building to be occupied as follows: cellar—storage; 1st floor—340 lb. live load to be used for the blending of perfumes; 2nd floor—70 lbs. live load to be used for offices and showrooms; that it is proposed to occupy the entire 1st and 2nd floors for manufacturing purposes, with no more than 70 persons on the 2nd floor; that it is further proposed to reinforce the 2nd floor beams to provide 120 lb. live load; that the 2nd floor shall be occupied for manufacturing of wearing apparel, which type of use does not produce excessive noise or noxious fumes; that a small portion of the rear of the building, measuring 25 ft. in width by 20 ft. in depth, extends into the residence use zone; and

WHEREAS, the applicant contends that this building was erected prior to 1900 as a four story building for use as a storage warehouse; that certificate of occupancy No. 621, issued October 22, 1918 was for use as a storehouse for groceries; that in 1921 Alt. Applic. 10073 was approved to remove the upper 2 stories and use the 1st and 2nd floors for showroom, offices and a shop; that in 1935 Alt. Applic. No. 5806 was approved for use as stores on the 1st floor and offices and showrooms on the 2nd floor and certificate of occupancy No. 78093 was issued; that in 1945 a new certificate of occupancy No. 113197 was issued on Alt. Applic. No. 5806-35 to supersede certificate of occupancy No. 78093 which new certificate provided for use of the building as indicated above; that in 1953 Alt. Applic. No. 3800-52 was approved changing the use of the building to a factory and to reinforce the second tier of beams to provide for a live load of 120 lbs. on the 2nd floor; that this approval was granted subject to limiting the sq. ft. area for manufacturing purposes on the 1st and 2nd floors to 2200 sq. ft. on each floor; that the plans also provided for the installation of a one hour test stair enclosure on the 2nd floor; that none of the work indicated on this approval has been done because the owner has been unable to rent the premises due to limitations placed on space to be used for manufacturing purposes; that the existing tenant on the 1st floor blends and packages perfumes on a small portion of the floor in the westerly half of the building; that the balance of the 1st floor is now occupied or used for offices, stockrooms, etc.; that in the cellar of the westerly half of the building the 1st floor tenant uses a large table on which one man mixes and blends perfume oils and extracts by hand; that there is no other work or other occupant in the cellar; that the two existing iron stairs will be enclosed on the 2nd floor with stud partitions, fire retarded on both sides with wire lath and portland cement plaster; that the doors leading thereto will be one hour test, self-closing; that each stair enclosure will be provided with a new iron ladder leading up to a new metal covered roof scuttle; that the cellar stairs are now enclosed with 4 in. thick cinder concrete walls and a fireproof, self-closing door; that at the rear of the building there is a fire escape balcony on the 2nd floor with a gooseneck ladder extending to the roof and a sliding ladder leading down to the yard of the adjoining premises; that at the easterly side of the building near the rear, there is a fixed iron ladder leading from the roof of the one story portion of this building to the yard of the adjoining building, under the same ownership; that there is an existing exit door from the 2nd floor leading to the roof of the one story portion; that this yard is open directly to State street and is used as a service entrance for the six story multiple dwelling located therein; and

WHEREAS, the applicant states that in view of the fact that this building was erected prior to the enactment of the

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zoning resolution, the Board is requested to approve the use of this portion of the building in conjunction with the balance of the building, which is within the business use district; that at 164-168 Atlantic avenue, there is a four story building, the upper three stories of which are used for manufacturing purposes; that on the opposite side, at 124-132 Atlantic avenue are 3 buildings, one of which extends through the block to Pacific street, which are used for manufacturing; that Atlantic avenue is within a business use district in this neighborhood and it is therefore requested that permission be granted to occupy the 1st and 2nd floors of this building for light manufacturing and that the blending of perfume oils may be continued in the small portion of the cellar, limited to no more than two occupants; that it is also requested that the existing stairs be continued in use on condition that they be enclosed with one hour test partitions and one hour test self-closing doors and that existing fire escape facilities be maintained; and

WHEREAS, the applicant states that the present owner has held title to the property since December 25, 1946; that the assessed valuation of land is \$12,200 and of the building \$27,800 making a total of \$40,000; that the building was erected prior to 1916; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit manufacturing use throughout the second floor as proposed and as indicated on plans filed with this application marked, "Received, November 15, 1954" (6 sheets) and "January 26, 1955" (3 sheets) *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified this day under Cal. No. 896-54-A to permit the existing extension into the residential district; that such fire fighting equipment shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

896-54-A

APPLICANT—Kitzler and Nurick, for Hilldun' Corp., Owner.

SUBJECT—Application November 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—157-159 Atlantic avenue, north side, 91 ft. 6 in. west of Clinton street, Block 275, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Robert Greenberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated November 4, 1954, on Alt. App. 3800/52 reads:

"3. The means of exit from cellar, 1st & 2nd floor to comply with Sect. 270 of the Labor Law as to enclosure."

and

WHEREAS, the applicant states the building is one and two stories, 29 feet in height, 50 ft. front by 80 and 120 ft. in area at street level, 50 ft. front by 65 ft. and 120 ft. in depth at typical floor level, of Class 3 construction, erected prior to 1916, located in a business and residence use B area, Class 1½ height district; proposed to be increased in depth on the 2nd floor to 80 and 120 feet and used and occu-

pied upon completion of the alteration as follows: cellar—storage and blending of perfumes, 70 persons; 1st floor—packaging and blending of perfumes, 70 persons; 2nd floor—manufacturing wearing apparel, 70 persons; that the building is provided with two interior 3 ft. 8 in. wide iron stairs, one enclosed in cinder blocks 4 in. thick and the second stairs is open; stairs lead direct to street but not to roof; and

WHEREAS, the applicant states the building covers the full area of the lot on the 1st floor and is 120 feet deep on the west side and 150 ft. deep on the east side at the 2nd floor; and

WHEREAS, the applicant states the building was erected prior to 1900 as a 4-story building for use as a storage warehouse and Certificate of Occupancy #621 issued in 1918 for storehouse for groceries; that under Alt. App. 10073/21 the two upper stories were removed and the 1st and 2nd floors were indicated for use as showroom, offices and shop; that under Alt. App. 5806/35 the building was approved for use as stores on the 1st floor and for offices and showrooms on the 2nd floor and Certificate of Occupancy #78093 issued for such use; that under Alt. App. 5806/35, Certificate of Occupancy #113197 was issued in 1945 to supersede Certificate #78093 and permitted the following use and occupancy: cellar—storage; 1st floor—340 lb. liveload, blending of perfumes; 2nd floor—75 lb. liveload—offices and showrooms; that on February 19, 1947, Certificate of Occupancy #116705 was issued to supersede Certificate of Occupancy #113197 and permitted the use of mixing essential oils in connection with the blending of perfume in the cellar, with an occupancy of one person; that under Alt. App. 3800/52, approved in 1953 for changing the use of the building to a factory and to reinforce the second tier of beams and provide a liveload of 120 lbs. on the second floor, subject to a limitation of 2200 sq. ft. per floor on each floor for manufacturing purposes; Alt. App. 3800/52 provided for the installation of a one-hour test stair enclosure on the second floor; that none of the work indicated on this alteration application has been done due to the limitations placed on the space to be used for manufacturing purposes; and

WHEREAS, the applicant states that the existing tenant on the 1st floor blends and packages perfumes on a small portion of the floor in the westerly half of the building; that the balance of the 1st floor is now used for offices, stock-rooms, etc.; that the westerly half of the cellar is used by the first floor tenant for mixing and blending perfume oils and extracts by hand with an occupancy of one person; and

WHEREAS, the applicant contends it is now proposed to use the first and second floors for light manufacturing with no more than 70 persons on the 2nd floor; that the existing exit doors leading to the street from each stairhall are 3 ft. wide; that it is requested that these doors be permitted to remain in lieu of replacing them with new 3 ft. 8 in. wide doors; that the existing exit doors leading to the street from the first floor stores are 3 ft. wide and it is also requested that they be permitted to remain; that the two existing stairs will be enclosed on the second floor with stud partitions, fire-retarded both sides with wire lath and cement plaster that the doors leading thereto will be one-hour test, self-closing; that each stair enclosure will be provided with a new iron ladder leading to a new metal covered roof scuttle; that the cellar stairs are now enclosed with 4 in. cinder concrete walls and fireproof, self-closing doors; that in the rear is a fire escape balcony on the 2nd floor with gooseneck ladder extending to the roof and a sliding ladder leading down to yard of adjoining premises; that at the easterly side of building near the rear is a fixed iron ladder leading from the roof of the one-story portion of this building to the yard of adjoining building under the same ownership; that there is an existing exit door from the second floor leading to roof of the one story portion; that the yard is open directly to State street and is used as a service entrance for the 6-story multiple dwelling located thereon; that it is proposed to reinforce the second floor beams to provide 120 lbs. liveload; and

WHEREAS, the applicant requests that the Board permit the existing stairs to be continued, on condition that they be

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enclosed in one-hour partitions, equipped with one-hour test, self closing doors and the existing fire escape facilities be maintained; and

WHEREAS, the applicant contends that extensive alterations to the existing stairs would impose a hardship on the owner far in excess of the improvement gained and would result in practical difficulties as the building is partly occupied; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the borough superintendent acting on Alt. App. 3800/52, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits from the first and second floors shall be as proposed and as shown on plans cited in the resolution adopted this day under Cal. No. 895-54-BZ; that during the time there is a limited occupancy in the cellar not exceeding one person the exits as proposed and as shown may be permitted.

972-54-BZ

APPLICANT—Murray S. Cohen, for Wolf and Kindler, owners, Fordham Drug Company, lessee.

SUBJECT—Application December 23, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and retail-1 use district, the extension of existing store in a class A multiple dwelling, into residence use portion of lot.

PREMISES AFFECTED—2487 Creston avenue and 72 East 190th street, southwest corner, Block 3174, Lot 28, Borough of the Bronx.

APPEARANCES—

For Applicant: Murray S. Cohen.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, for inspection and decision; hearing closed; applicant to file statement as to back fill and slab; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 190th street and Creston avenue are in residence and retail-1 use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 16, 1954 acting on amendment to Alt. Applic. 930-54, reads:

"A-1. Proposed extension of present store into a Residence 'Use' district in the present 5-story and cellar non-fireproof class A New Law Tenement Multiple Dwelling is contrary to Section 3, Article II of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 133 ft. 6 in. frontage by 46 ft. 2 in. in depth, on which is located a new law tenement erected in 1913, 5 stories in height, of non-fireproof class 3 construction, except for the 1st tier which is of fireproof construction; that under present certificate of occupancy No. 6293 issued October 26, 1949 the cellar is occupied as superintendent's apartment, boiler and storage room, the 1st floor has 3 families, doctor's office and drug store, 2nd to 5th floors inclusive contain 4 families on each floor; that the area now occupied by the drug store is completely within the retail-1 zoning district; that the area on the 1st floor certified for a doctor's office is adjacent

to the present drug store, is presently vacant and has been vacant for some time; that it is proposed that the present drug store, on the interior only, be extended into the residential zone area, in the space formerly occupied by a doctor's office and now vacant; and

WHEREAS, the applicant contends that the present drug store has been located on these premises for the last six years, deals exclusively with drugs and sundries and does not have a soda fountain and luncheonette; that this store has so well been servicing the needs of the community in its particular field that it has consequently outgrown the space it occupies; that the pharmacist and owner of this store finds that because of the demands of the community for his services, that he cannot continue to properly service them in his small and confined premises without great difficulty and hardship; that by extending into this area, no families or tenants of the apartment building will be affected; that no work is proposed on the facade of the building within the residential district and thus the residential character of the existing building will continue to conform with the adjacent residential buildings; and

WHEREAS, the applicant states that the present owner has held title to the property since May 13, 1913; that the assessed valuation of land is \$28,000 and of the building \$42,000 making a total of \$70,000; that the building was erected in 1913; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit an extension of the existing business use into a portion of the first floor and cellar, substantially as proposed and as indicated on plans filed with this application, marked "Received December 23, 1954", 10 sheets and "May 19, 1955", 2 sheets, *on condition* that the portion of the cellar proposed to be used shall be filled to grade and a new reinforced concrete slab installed over the back fill to the satisfaction of the borough superintendent; that the proposed new stairs to the storeroom shall be enclosed throughout the cellar and any openings in the present storeroom to the cellar shall be closed up with approved masonry so that there shall be no means of access to the balance of the cellar from the storeroom as proposed to be used in connection with the enlarged drugstore; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building shall not be increased in height or area; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

2-55-BZ

APPLICANT—Benjamin R. Leinhardt, for William Welge and Jacob Leinhardt, owners, U. S. Government, Post Office Department, lessee.

SUBJECT—Application January 4, 1955 (decision of the borough superintendent), under sections 7a, 7c and 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing U. S. Post office building, without the required rear yard, to be used for loading vestibule, and loading and unloading platform.

PREMISES AFFECTED—1234 St. Johns place, south side, 160 ft. west of Troy avenue, Block 1382, Lot 31, Borough of Brooklyn.

APPEARANCES—

For Applicant: Benjamin R. Leinhardt.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

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THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; St. Johns place is in residence and retail use, C area, class 1 height districts; Troy avenue is in a retail use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated December 10, 1954 acting on Alt. Applic. 4208-54, reads:

"1. The proposed extension of a building for use as post office, loading vestibule, unloading platform and loading space at 1st floor level and swing room on 2d floor in a residence use district is contrary to the Zoning Res. Art. II Sect. 3.

2. Provide a rear yard of at least 10'-0" for proposed extension as required by Art. IV Sect. 17 of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 99 ft. 11½ in. frontage by 120 ft. 3½ in. in depth, on which is located a two story building along the westerly side of the plot, 60 ft. front by 90 ft. in depth at street level and is set back 30 ft. 3½ in. in accordance with a restrictive covenant; that the existing building is used as a post office by the United States government; that it is proposed to erect an extension on the 1st floor at the easterly portion of the lot at the rear 39 ft. 11½ in. by 35 ft., one story in height, of class 3 construction, to be used by existing U. S. Post Office, with loading space in front of proposed extension; and

WHEREAS, the applicant contends that the open area of the plot has never been utilized for any gainful purpose but was continued in ownership against the day when the increased postal business might require an extension of the existing building; that the existing building was built to the specifications of the government for the use of a post office and occupancy took place upon completion; that in connection with the existing building, there are two existing curb cuts for use of the government trucks to drive on the sidewalk where loading and unloading has been and still is being conducted; and

WHEREAS, the applicant states that from July 25, 1916 up to March 25, 1954 the affected premises and the entire block had been located within a business use district; that since March 25, 1954 the entire block, save only within 100 ft. of intersecting avenues, Troy and Albany, was rezoned to residence use, including the affected premises; that on July 15, 1941, when title to the affected premises was obtained, there was an outstanding lease with the Government, which ran to September 30, 1944; that on October 1, 1944 a new ten year lease was entered into which expired on September 30, 1954; that throughout these 13 years of ownership, the owners refrained from developing the vacant portion of the lot or from selling same, in order to have it available for future extension of the existing post office facilities, if required by the post office department; that negotiations for renewal of the lease which expired September 30, 1954 were entered into on January, 1954; that at that time the post office officials indicated that because of increased postal business the department required approximately 2,000 additional square feet of space inclusive of a loading platform, in order to effect loading and unloading off-street, and within the premises; that accordingly on February 1, 1954 the owners submitted a written proposal for a lease to the government predicated upon the required extension of the existing building with provision for off-street loading within the premises; that it was August 30, 1954 before a lease was consummated; that the ultimate contract provides for the erection of the proposed extension, the loading platform and provision for off-street loading within the premises for a term of 20 years at an annual rental of \$9,850.00; that in the meantime, on March 25, 1954,

unknown to the owners and to the government, the zoning use district was changed from business to residence use; that the owners did not discover the change in use district until November, 1954 when their architect, who was also not aware of the change in zone, first submitted plans of the proposed extension for approval; that it is proposed to extend the rear part of the street level of the existing building by adding an addition 39 ft. 11½ in. by 35 ft. in depth, together with a 15 ft. deep loading platform and a ramp leading thereto; and

WHEREAS, the applicant contends that St. Johns place is a wide, heavily travelled main arterial highway; that except for the unbuilt portion of the site involved herein, the entire block is fully developed; that at the southwest corner of St. Johns place and Troy avenue, in block 1382, lot 39, there exists a two story brick building where the street level floor was at one time devoted to store use and the upper floor to a bowling alley use; that it is now vacant and boarded up; that block 1376, lot 54 contains a large paint store; that block 1382, lot 12 contains a two story commercial brick building and store which is used for the manufacture and sale of mattresses, box springs, etc.; and

WHEREAS, the applicant further contends that the existing post office has served the needs of the affected community upwards of 37 years; that due to increased population in the area with corresponding increase of postal business, additional facilities are required for efficient service and unless these additional facilities can be obtained in the presently unimproved portion of lot 31, it will remove from the premises and the post office will be transferred to some other location where adequate facilities are available; that the erection of the proposed extension will have no adverse effect on adjoining property to the east (lot 35) for the east wall of the proposed extension and the westerly wall of the building on lot 35 will form a complete buffer between the two premises; that the rear wall of the proposed extension will be located at or near the rear lot line abutting the rear yards of the residential dwellings located on lots 54, 55, 56, 57 and 58 and will have no adverse effect; that a grant of this application will not alter the residential character of the neighborhood; and

WHEREAS, the applicant further contends that the existing post office and the unimproved portion of the plot have always formed one lot (lot 31); that for 13 years the owners have paid taxes on this unimproved portion without return therefor, since all prior leases were independent of and did not include the unimproved portion; that it was felt that it was good business to nevertheless continue ownership for it was felt that the time would come when the government would require additional space; that it is somewhat ironical that this change of zone should come to pass at the very time when the government and the owners were negotiating for the use of this unimproved portion of the lot; that at any time since the completion of the building in 1917 until March 25, 1954 this could have been done with special dispensation; that since October 1, 1954 the owners have received no rent from the government as the government contends that there has been a breach of contract on the part of the owners and that it will not pay rent until its status is clarified; that it may well be that the government would institute suit against the owners for any excess of rent that it may be required to pay for other quarters in another location for the 20 years contracted for, and it is submitted that this constitutes a hardship which the Board should consider; and

WHEREAS, the applicant requests a variance as to objection 2 issued by the borough superintendent; that a lesser rear yard than 10 ft. is required for the following reason: that it is contemplated that mail trucks will back up against the loading platform for the purpose of loading and unloading; that in order to best suit the convenience of the post office and in order to avoid unnecessary lifting of heavy mail sacks, it is required that the approach to the loading platform be gradually depressed, so that the difference between the street level and the approach level at the loading platform will be 2 ft.; that the runway approach will be approxi-

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mately 36 ft. whereas the greater setback would reduce the runway approach to only 30 ft.; that the post office department feels that particularly during the wintertime when sleety conditions prevail, the shorter approach may be difficult for heavily loaded mail trucks; and

WHEREAS, the applicant states that the present owner has held title to the property since July 15, 1941; that the assessed valuation of land is \$21,500 and of the building \$23,500 making a total of \$45,000; that the building was erected in 1917; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the extension of the building substantially as proposed and as indicated on plans filed with this application marked, "Received, January 4, 1955" (6 sheets) and to permit under Section 21 the reduction in depth of the rear yard as shown on such plans *on condition* that the rear yard space shall be paved and suitable fences shall be maintained along the rear lot line and side lot lines to the proposed extension; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjoined: 2:40 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY AFTERNOON, MAY 24, 1955, 2 P.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

485-39-SM—Vol. II

APPLICANT—United States Gypsum Company, Owner.
SUBJECT—Application reopened July 13, 1954, as to amendment to resolution to include additional USG Lath Rocklath Accessories—re USG Rocklath Accessories; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 485-39-SM—Vol. II

Subject: Amendment to resolution to include additional USG Gypsum Lath Rocklath Accessories.

United States Gypsum Company, New York requested by letter dated June 16, 1954 that the resolution adopted June 7, 1939 and amended July 18, 1950 under Cal. No. 485-39-SM

Vol. I and II be amended so as to include additional clips. The application was reopened by a vote of the Board on July 13, 1954.

Purpose

The clips are designed to secure rocklath to studs, joists or masonry surface.

Description

The Bridjoint Acoustical Clip B-1A is similar to the B clip except that the prongs are flat so as to reduce any requirements of adhesive required.

The Trus-Lok Clips TL-1 and the Starter and Finisher Clips TL-2 and TL-3 are of sheetmetal and are used to secure $\frac{3}{8}$ " rocklath to Trusteel Studs.

Inspection and Test

Samples of the clips were clips previously approved and were found to comply with design and weight of metal.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 7, 1939 and amended July 18, 1950 under Cal. No. 485-39-SM Vol. I and II be amended to include the clips known as B-1A, TL-1, TL-2 and TL-3 on condition that the requirements of the resolution adopted June 7, 1939 under Cal. No. 485-39-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,

Chairman,

LESLIE V. HUBER,

Chief Engineer,

JOHN A. DARTS,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of June 7, 1939 and July 18, 1950 in accordance with the above report.

709-39-SM—Vol. II

APPLICANT—National Gypsum Company, owner (Sheldon H. Cady, agent).

SUBJECT—Application reopened June 2, 1954 as Vol. II for test and report as to revised dimensions of the material—Gold Bond Gypsum Wall Plank (wallboard for new or remodeling work); previously approved re Gypsum Lath (Plaster Board), Gypsum Wallboard and Gypsum Sheathing Board, Gold Bond, Rockwell and Gypsolite Brands.

APPEARANCES—

For Applicant: Sheldon H. Cady.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 709-39-SM—Vol. II

Subject: Amendment to resolution as to revised dimension of wall plank.

Sheldon H. Cady for National Gypsum Co., Buffalo, New York requested by filing an application dated April 30, 1954, that the resolution adopted January 23, 1940 and amended through June 24, 1952 under Cal. No. 709-39-SM—Vol. I be amended so as to include Gold Bond Gypsum Wallplank in 16" width. The application was reopened by a vote of the Board June 2, 1954 under Cal. No. 709-39-SM—Vol. II.

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Purpose

The wallboard is a gypsum plank for interior use.

Description

Gold Bond Gypsum Wall Plank is manufactured in the same manner with the same materials as Gold Bond Gypsum Wallboard as approved under Cal. No. 709-39-SM—Vol. I. The only difference being that the wall plank is 16" in width and is of only one thickness $\frac{3}{8}$ ", the length of the plank is up to 10'-0". The long edges of the plank are round and the ends are square.

The wall plank is available in two types.

1. Grainboard plank, surfaced with simulated wood grain paper.
2. Standard plank, with regular gypsum wallboard surface paper.

Recommendation

On the basis that the requested change in no way refers to the basic gypsum core material and only refer to surface finish, edge treatment and dimension, the Committee on Test recommends that the resolution adopted through June 24, 1952 under Cal. No. 709-39-SM—Vol. I be amended so as to include the material known as Gold Bond Gypsum Wall Plank on condition that the requirements of the resolution adopted January 23, 1940 under Cal No. 709-39-SM—Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of January 23, 1940 through June 24, 1952 in accordance with the above report.

503-40-SM

APPLICANT—Acme and Dorf Metal Door Corporation, owner.

SUBJECT—Application reopened March 8, 1955 as to amendment to resolution—additional trade name—re ABC One and One Half Hour Kalamein Door; previously approved.

APPEARANCES—

For Applicant: Morris Dorf.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 503-40—SM

Subject: Amendment to resolution as to additional trade name.

Acme & Dorf Metal Door Corp., New York, requested by letter dated February 17, 1955 that the resolution adopted September 17, 1940 and amended May 29, 1945 under Cal. No. 503-40-SM be amended so as to permit the manufacture of this door under the name of Aborn Metal Products Corp. This application was reopened by a vote of the Board March 8, 1955.

The Board is in receipt of a letter dated March 4, 1955 signed by J. Dore, Sec'y Treasurer of the Acme & Dorf Metal Door Corp. which states that the officers of the Aborn Metal Products Corp. are the same officers as the officers of Acme & Dorf Metal Door Corp. and that the manufacture of the doors will be conducted at 1348-50 Southern Blvd., Bronx, New York which is the same address as the manufacturing facilities of the Acme & Dorf Metal Door Corp.

Recommendation

The Committee on Test on the basis of the letter referred to above, recommends that the resolution adopted September 17, 1940 and amended May 29, 1945 under Cal. No. 503-40-SM be amended so as to permit this opening protective assembly be manufactured by the Aborn Metal Products Corp., and marketed under that trade name on condition that the requirements of the resolution adopted September 17, 1940 under Cal. No. 503-40-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby *amend* the resolutions of September 17, 1940 and May 29, 1945 in accordance with the above report.

494-45-SM

APPLICANT—ABC Kalamein Door Co., and Acme and Dorf Metal Door Corp., owners.

SUBJECT—Application reopened March 8, 1955, as to amendment to resolution as to additional trade name—re $\frac{3}{4}$ Hour Kalamein Fire Resistive Window; previously approved.

APPEARANCES—

For Applicant: Morris Dorf.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF THE COMMITTEE ON TEST

Re: Cal. 494-45-SM

Subject: Amendment to resolution as to additional trade name.

Acme and Dorf Metal Door Corp., requested by letter dated February 17, 1955 that the resolution adopted April 9, 1946 under Cal. No. 494-45-SM be amended so as to permit the manufacture of this kalamine window under the name of Aborn Metal Products Corp. The application was reopened by a vote of the Board March 8, 1955.

The Board is in receipt of a letter dated March 4, 1955 signed by J. Dore, Sec'y Treasurer of the Acme & Dorf Metal Door Corp., which states that the officers of the Aborn Metal Products Corp. are the same officers as the officers of the Acme & Dorf Metal Door Corp., and that the manufacture of the windows will be conducted at 1348-50 Southern Blvd., Bronx, New York, which is the same address as the manufacturing facilities of the Acme & Dorf Metal Door Corp.

Recommendation

The Committee on Test on the basis of the letter referred to above recommends that the resolution adopted April 9, 1946 under Cal. No. 494-45-SM be amended so as to permit the Kalamine window to be manufactured by the Aborn Metal Products Corp., and marketed under that trade name on condition that the requirements of the resolution adopted April 9, 1946 under Cal. No. 494-45-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

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Resolved, that the Board of Standards and Appeals does hereby amend the resolution of April 9, 1946 in accordance with the above report.

500-47-SM

APPLICANT—Acme and Dorf Metal Door Corp., owner.
SUBJECT—Application reopened March 8, 1955, as to amendment to change of construction—re 1½ Hour Flush Type Door; previously approved.

APPEARANCES—

For Applicant: Morris Dorf.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 500-47-SM

Subject: Amendment as to change of construction.

Acme & Dorf Metal Door Corp., requested by letter dated February 18, 1955, that the resolution adopted July 20, 1948 under Cal. No. 500-47-SM be amended so as to permit a change in the manner of attaching moulding. The application was reopened by a vote of the Board March 8, 1955.

Purpose

The material is a one and one-half hour flush door.

Description

The door approved by the Board July 20, 1948 under Cal. No. 500-47-SM had 20 gauge hollows metal moulding secured around the panel with 2½" oval head bobbed nails. The requested revision consists of the same 20 gauge hollow metal moulding that will be clipped in place in lieu of nailing and in all other respects the construction of the door remains the same.

Inspection and Test

Details of construction of the requested revision were examined and compared with the previous manner of construction by Asst. Engr. J. A. Darts, Committee on Test.

Recommendation

The Committee on Test recommends that the resolution adopted July 20, 1948 under Cal. No. 500-47-SM be amended so as to permit the 20 gauge hollow metal moulding be clipped in place, in accordance with drawing marked "Received February 21, 1955", on condition that, in all other respects the requirements of the resolution adopted July 20, 1948 under Cal. No. 500-47-SM be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of July 20, 1948 in accordance with the above report.

307-48-SA—Vol. II

APPLICANT—Huebsch Manufacturing Co., Division of The American Laundry Machinery Co., owner L. Frank Wright, agent.

SUBJECT—Application reopened November 3, 1954 as Vol. II for test and report as to design—Huebsch "372"

Tumbler (gas heated clothes dryer); previously approved re Huebsch Open End Drying Tumbler (gas heated clothes dryer).

APPEARANCES—

For Applicant: Frank Wright.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 307-48-SA Vol. II

Subject: Amendment to resolution to include Huebsch "37" Tumbler.

Huebsch Manufacturing Company requested by filing an application dated October 11, 1954 that the resolution adopted June 14, 1949 under Cal. No. 307-48-SA Vol. II be amended to include the Huebsch "37" Tumbler. The application was reopened November 3, 1954 under Cal. No. 307-48-SA Vol. II.

Purpose

The appliance is used to dry clothes by the application of gas heat.

Description

This appliance, a gas heated commercial drying tumbler, consists of a perforated metal cylinder 37 inches in diameter by 18 inches, 24 inches or 30 inches deep inside dimensions.

The cylinder rotates within an enclosing metal shell and is equipped with a motor driven fan located in the rear and at bottom of outer shell. A gas heating unit is placed on top of the enclosing shell, so that the fan draws air through the heater to warm it and then through the perforated cylinder and dries the material therein.

The 37" x 18" cylinder dries about 24 lbs. of material, the 37" x 24" cylinder dries about 32 lbs. of material, and the 37" x 30" cylinder dries about 40 lbs. of material. Drying time varies from approximately 15 minutes to 25 minutes per load.

The damp clothes or fabrics are placed in the perforated cylinder, the door closed, the motor switched on and the gas turned on.

The warm air circulating through the clothes dries them and is then exhausted to the outer air.

A large lint trap is provided and installed as a part of the tumbler, located at the extreme bottom. This lint trap is so constructed as to catch and hold all and any lint coming from the drying operation. A large drawer also is provided at extreme bottom of tumbler to enable operator to remove lint caught by this trap.

The dryer is also equipped with a switch interlock, which causes the motor to shut off if the door is opened. When the motor cuts off either by switch or power failure, a Basord cuts off the gas supply to the burners. This prevents the burners from operating unless the fan is drawing off heat. A thermocouple attached to the Basord shuts off the gas supply if for any reason, the pilot light for the burners is not lighted.

Inspection and Test

The new model was examined by Asst. Engr. J. A. Darts Committee on Test and the equipment was found to operate as designed.

Recommendation

On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 14, 1949 under Cal. No. 307-48-SA Vol. I

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be amended to include the Huebsch "37" Tumbler on condition that the requirements of the resolution adopted June 14, 1949 under Cal. No. 307-48-SA Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 14, 1949 in accordance with the above report.

876-50-SM

APPLICANT—Exit Lock Co., Inc., Division of C. D. Wailes Corp., owner-manufacturer.

SUBJECT—Application September 25, 1950—re Exit Lock Co., Inc. Fire Exit Lock Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E and A6E, approval of.

APPEARANCES—

For Applicant: John M. Burke and Richard W. Foster.
ACTION OF BOARD—Material approved in accordance with the report of Committee on Test with the limitations therein stated.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 876-50-SM

Subject: Fire Exit Lock, Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E and A6E, approval of.

Exit Lock Company, Inc., Los Angeles, filed September 25, 1950 an application with the Board of Standards and Appeals for approval of the Fire Exit Lock, Models A1, A2, A3, A4, A5, A6, A1E, A2E, A3E, A4E, A5E, A6E, B1 and B2, under the provisions of Section 272 of the Labor Law and C26-285.0 Administrative Building Code.

Purpose

A break glass operated lock for emergency opening of an exit door.

Description

The lock is a door fastening device which is installed on the inner side of a door and which may be opened by pressing a lever that breaks a glass there by actuating the releasing device.

The device, as submitted, consists of the following:

1. Housing—a bronze casting $\frac{1}{8}$ " in thickness and measuring $4\frac{1}{4}$ " wide by $8\frac{3}{8}$ " high. An open grill at the top houses a bell guard. The glass panel $1\frac{3}{4}$ " x $3\frac{1}{2}$ " x $\frac{3}{32}$ " held in cast bronze frame secured to the housing from the inside. There is an opening $1\frac{1}{8}$ " x $1\frac{1}{8}$ " in the front wall of the housing behind the glass panel.

2. Base—bronze casting $\frac{1}{8}$ " thick, having integrally cast, wedge-shaped lugs to serve as yoke guides, latch bolt guide lugs and yoke holding block lug. A hole in the latter engages a screw or pin inside the housing and serves to hold the housing in place at the left side. The other side is screwed to the latch bolt guide lugs. The yoke guide wedges are provided brass plates screwed in place.

3. Yoke—bronze casting $\frac{1}{8}$ " thick, it is in the form of an open rectangular frame having an upturned flange at the right edge to which the springs are attached and which also engage the latch bolt plate. The raised portion receives the blow when the glass is broken. The left edge of the yoke is held in the cocked position by the block after the yoke is pulled over to the right and its left side raised so as to bring

its upper and lower edges up against the guides. This cocking of the yoke stretches the springs.

4. Latch Bolt—bronze bolt $1\frac{1}{8}$ " high, $\frac{7}{8}$ " wide and $\frac{7}{8}$ " thick and has a throw of $\frac{7}{8}$ ". The plate attached to the left end of its guide rod is engaged by the yoke for emergency release and also by the cylinder for key operation.

5. Bell—3 inch bell driven by a clock type driving spring.

6. Striker and Striker Arm—the striker on the original models (A1 through A5E) was a $1\frac{1}{2}$ " inch diameter plate attached to a 1-inch striker arm. The striker on the B1 and B2 has been increased to 5 inch diameter plate attached to a 1'-0" striker arm.

7. Operation—when a blow is applied to the striker, the glass is broken and the yoke is pushed back against the base plate. This motion releases it from a holding block and permits the springs to draw it over to the left. In so doing it engages a block attached to the latch bolt rod and withdraws the latch bolt thus unlocking the door. This motion also swings bell release lever causing bell to ring.

Inspection and Test

An exit lock model A was inspected and tested at the office of the Board by Comm. E. W. Kleinert and Asst. Engr. J. A. Darts, Committee on Test and it was found that considerable static pressure approximately 100 lbs. by hand was required in order to break the glass.

The device Model A has been approved by the Underwriters Laboratory under application No. 50C1551 and by the New York State Board of Standards and Appeals under application No. 1498, Approval No. 4021.

A request was made to the New York State Board of Standards and Appeals regarding the approval of this device with particular reference to Section 272 of the Labor Law.

The interpretation of Section 272 of the Labor Law by the New York State Board of Standards and Appeals is as follows:

"A fire door is locked, bolted or fastened unless it is readily openable from the inside without the use of a key or any special knowledge or effort.

"Draw bolts, hooks, bars or power attachments require special knowledge but panic bolts or door knobs do not.

"The subject device has been considered to be in category of a panic bolt requiring no special knowledge or effort for its operation.

"The following is also an Administrative interpretation of this section of this law:

"The door used as the main entrance to the factory by the public or by the employees is required to be openable from both sides and is considered as locked unless so openable. Entrance doors, other than the main entrance door may be openable from the inside only by the use of panic bolts or door knobs.

"This device would, therefore, not be acceptable at main entrances. However, the nature of the device is such that it is not likely that it would be proposed at main entrance doors."

The applicant has also submitted a letter dated February 23, 1954 which states:

"Further, the case of the lock has been recently changed from brass to aluminum (the working parts are still brass) specifically to insure that, in case of the remote possibility of locks failing to operate in an emergency the case will give way under pressure and allow the door to open. This additional security factor makes it certain that under any and all circumstances, instant egress will be available in time of emergency."

It was due to the fact that the static pressure required to operate the lock was approximately 100 lbs. that the applicant submitted the Model B1 and B2 with the larger striker plate and arm, as herein described, and also a redesign of the glass panel, the panel now being of thinner glass and also being scored directly under the striker.

On test it was found that, due to the longer lever arm of the striker arm, the static pressure required to operate the lock was reduced from 100 lbs. to 10 lbs., in a horizontal direction.

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Recommendation

On the basis of the inspection and test, the data filed by the applicant and the interpretation of Section 272 of the Labor Law by the New York State Board of Standards and Appeals, the Committee on Test recommends the approval of the Fire Exit Lock Model B1 and B2, having a striker and striker arm as herein described, for use in New York City (1) under the provisions of C26-285.0 Administrative Building Code and (2) in specific cases, subject to a variation by the Board in such cases, (3) under Section 272, Par. 3 of the State Labor Law provided the device bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 876-50-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
EDWIN W. KLEINERT,
Commissioner,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

595-52-SM

APPLICANT—PerALex of New Jersey, owner.
SUBJECT—Application July 31, 1952—PerALex (perlite lightweight aggregate), approval of.

APPEARANCES—

For Applicant: E. Judson Hoops.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 595-52-SM

Subject: PerALex (Perlite) Plaster Aggregate, approval of.

William A. Oltmer for PerALex of New Jersey, Inc., filed July 13, 1952, an application with the Board of Standards and Appeals for approval of the material known as PerALex (perlite) Plaster Aggregate under the provisions of C26-312.0.h, C26-463.0, C26-464.0.2 and 3 and C26-466.2 Administrative Building Code.

Purpose

PerALex (Perlite) is to be used in lieu of sand in gypsum plaster.

Description

Perlite as defined under C26-113.0 Administrative Building Code "is an acid igneous glassy rock of the composition of obsidian, expanded by heating and divided into small spherical bodies by the tension developed by its contraction on cooling."

PerALex is the trade name of the PerALex of New Jersey Inc., perlite and is found in the southwestern part of the United States.

The crude ore is crushed and screened and shipped to the companies expanders located in Paterson, N. J. The ore is again graded and dropped into the expansion chamber. The ore is then heated to approximately 2000° F., at which temperature the grains acquire an incandescent glow and expand in size. The product is then bagged in 3 or 4 cu. ft. bags and weighs about 8 lbs. per cu. ft.

Inspection and Test

The processing plants of the applicant at Paterson, N. J., and Long Island City, New York, were inspected by Asst. Engr. J. A. Darts, Committee on Test. Representative samples were identified and marked. The identified samples were tested at U. S. Testing Laboratory, in accordance with the requirements of C26-466.2 Administrative Building Code and met the requirements. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of PerALex (perlite) Plaster Aggregate for use in New York City, under the provisions of C26-463.0 and C26-464.0.2 and 3 Administrative Building Code as having met the requirements of C26-312.0.h and C26-466.2 Administrative Building Code, on condition that each bag of PerALex (perlite) Plaster Aggregate shall be marked or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 595-52-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

78-53-SM

APPLICANT—PerALex of New Jersey, owner.
SUBJECT—Application January 27, 1953—PerALex Insulated Roof System, approval of.

APPEARANCES—

For Applicant: E. Judson Hoops.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 78-53-SM

Subject: PerALex Insulated Roof System, approval of.

PerALex of New Jersey Inc., Paterson, New Jersey filed January 27, 1953 an application with the Board of Standards and Appeals for approval of the material known as PerALex Insulated Roof System under the provisions of C26-618.0, C26-619.0 and C26-626.0 Administrative Building Code.

Purpose

The material is a poured in place roof construction.

Description

The PerALex Insulated Roof System of roof construction is a poured in place perlite concrete construction consisting of Buffalo Steel No. 214 sub purlins welded to the main purlins or joists on either 2'-0 $\frac{5}{8}$ ", 2'-8 $\frac{5}{8}$ ", or 3'-0 $\frac{5}{8}$ " centers, depending on the permanent form used and with 4 x 8-12/14 mesh reinforcement continuous throughout the slab. The perlite concrete is then poured to a depth of 2 $\frac{1}{2}$ inches.

The perlite concrete is of a design mix of 2 bags of approved hi-early cement, 3 bags of PerALex (Cal. No. 595-52-SM) (4 cu. ft. each bag) 12 oz. of Peramix (air entraining agent) and 22 gals. of water.

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Inspection and Test

Slabs with different type of permanent forms were load tested at the applicants plant in the presence of Asst. Engr. J. A. Darts, committee on Test and E. Hoops and others representing the applicant.

All tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code.

Test I

The 214 bulb tees were welded to the main supports on 2'-0 $\frac{5}{8}$ " centers and Upson A.W. board was placed on the tees, the mesh reinforcement was placed and the perlite concrete, of a mix as herein described was poured so that the total depth of the slab was 2 $\frac{1}{2}$ " over the form board. The test sample was three bays in length so that there was a continuous span and two simple spans.

Results were as follows:

Area under test—8.3 sq. ft. per bay
Load in pounds, end or simple span—1664 lbs.
Load in pounds, center of continuous span—2561 lbs.
Load in pounds per sq. ft., end bays—
 $1664 \div 8.3 = 200$ lbs. sq. ft.
Load in pounds per sq. ft., center bay—
 $2561 \div 8.3 = 312$ lbs. sq. ft.
Safe Carrying Capacity, end bays—
 $200 \div 4 = 50$ lbs. sq. ft.
Safe Carrying Capacity, center bay—
 $312 \div 6 = 52$ lbs. sq. ft.

Test II

Similar construction as Test I except that 1 inch insulrock was used as the form board and the 214 bulb tees were spaced on 2'-8 $\frac{5}{8}$ " centers; the mesh and perlite concrete were similar to that used in Test I.

The test procedure was the same as in Test I.

Results were as follows:

Area under test—10.8 sq. ft. each bay
Load in pounds, end or simple span—2160 lbs.
Load in pounds, center or continuous span—3269 lbs.
Load in pounds per sq. ft., end spans—
 $2160 \div 10.8 = 200$ lbs. sq. ft.
Load in pounds per sq. ft., center span—
 $3269 \div 10.8 = 302$ lbs. sq. ft.
Safe Carrying Capacity, end span—
 $200 \div 4 = 50$ lbs. sq. ft.
Safe Carrying Capacity, center span—
 $302 \div 6 = 50$ lbs. sq. ft.

Test III

Similar construction as Test I except that 26 gauge galv. sheets and the 214 bulb tees were spaced on 3'-0 $\frac{5}{8}$ " centers. The mesh and perlite concrete were similar to that used in Test I.

The test procedure was the same as Test I.

Results were as follows:

Area under test—12.2 sq. ft. each bay.
Load in pounds, end or simple span—4178 lbs.
Load in pounds, center or continuous span—6249 lbs.
Load in pounds, per sq. ft. end span—
 $4178 \div 12.2 = 345$ lbs. sq. ft.
Load in pounds, per sq. ft. center span—
 $6249 \div 12.2 = 512$ lbs. sq. ft.
Safe Carrying Capacity, end span—
 $345 \div 4 = 86$ lbs. sq. ft.
Safe Carrying Capacity, center span—
 $512 \div 6 = 85$ lbs. sq. ft.

An additional test was conducted on the 214 bulb tee on span of 8'-0" to see if the rail could safely carry the live load with the required live load. The test was discontinued at a safe carrying load of 60 lbs. per sq. ft.

Test IV

The form used in this test was 24 gauge corrugated steel known as Tufcor as manufactured by Graco Steel Products Company, the mesh and perlite concrete were the same as used in tests 1, 2 and 3.

The span of the sheets between supports was 7'-0" and the width of the slab was two sheets wide or a total width of 5'-0".

The test specimen consisted of two slabs, each 7'-0" x 5'-0" and each slab was loaded at its 3rd point, the test was discontinued when the beam, acting as the support for the slab twisted and caused a shifting of the load on the test slab. The test was discontinued at this point and the load, in accordance with the requirements of C26-626 Administrative Building Code was 50 lbs. per sq. ft.

Test V

The form used in this test was 26 gauge corrugated steel known as Tufcor as manufactured by Granco Steel Products Co., the balance of the test slab test 4.

This test was discontinued when the loading was 52 lbs. per sq. ft. as defined under C26-626.0 Administrative Building Code and at this point there was no sign of failure or collapse.

Test VI

The form used in this test was 26 gauge corrugated steel known as Corruform as manufactured by Granco Steel Products Co., the mesh and perlite concrete were the same as used in previous tests. The span on this material is 4'-6". The test was discontinued when the loading was 50 lbs. per sq. ft. as defined under C26-626.0 Administrative Building Code and at this point there was no sign of failure or collapse.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the PerAlex Insulated Roof System erected with No. 214 bulb tees having a maximum span of 8'-0" and spaced on 2'-0 $\frac{5}{8}$ ", 2'-8 $\frac{5}{8}$ ", and 3'-0 $\frac{5}{8}$ " depending on the form used in the construction as herein described under Inspection and Test for use under the provisions of C26-618.0 and C26-619.0 Administrative Building Code. The Committee further recommends that when Upson A. W. board is used as the form board in this construction the limitation as to area permitted shall be in accordance with the requirements of the Fibre Board Rules of the Board especially Rule 3 as to area and when the form board is insulrock or the steel as outlined in Test 2 and 3 herein described, the system shall be considered as an incombustible roof deck for use under the provisions of C26-618.0 and C26-619.0 Administrative Building Code.

The Committee further recommends that the allowable loads, herein described, shall be deemed to be the total live load and dead load of roofing material and in all cases of roof construction the top surface shall be covered with an approved roofing material.

The Committee further recommends that the pouring of all roof shall be under the competent supervision of a competent superintendent employed by the applicant and that all plans filed with the Department of Housing and Buildings showing the proposed use of this system shall be marked, stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Cal. 78-53-SM."

The Committee further recommends that when the form used is the material known as Tufcor in gauges of 22 and/or 24 gauge, the span of these sheets shall not exceed 7'-0" between supports and when the form used is the material known as Corruform in 26 gauge, the span of the sheets shall not exceed 5'-0" between supports and that all sheets shall be welded to the supports and all sheets, where they overlap the adjacent sheet shall be welded through the double thickness at the interior lap.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

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81-53-SM

APPLICANT—F. E. Schundler & Co., Inc., owner.
SUBJECT—Application January 20, 1953—Coralux Floor and Ceiling Construction (gypsum plaster), approval of.
APPEARANCES—

For Applicant: William A. Burr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 81-53-SM

Subject: Coralux Roof and Ceiling Construction, approval of. Wm. A. Burr for F. E. Schundler and Company, Inc., New York filed January 20, 1953 an application with the Board of Standards and Appeals for approval of the Coralux Roof and Ceiling Construction under the provisions of C26.588.0 through C26.590.0; C26.596 through C26.603 and C2.615.0; C26.618.0 and C26.619.0 Administrative Building Code.

Purpose

The material is a three hour ceiling and roof construction.

Description

The construction consists of a perlite concrete roof supported on steel joists and steel beam with a ceiling of metal lath and perlite plaster.

The method of construction of this roof and ceiling is as follows:

Open web steel joists, 8 inches deep by 2½ inches in overall width, are supported on steel beams. The joists are spaced 2'-0" on centers and are braced with cross bridging angles, spaced 6'-0" on centers. Paper backed wire fabric is then placed across the top of the joists, with adjacent courses lapped 0'-4". This fabric is secured to the joists by means of wire clips spaced at a maximum of 1'-2" centers along the top of the joists. This fabric serves both as a form and reinforcement for the perlite concrete.

"U" shapes placed 1'-0" on centers and double tied to ¾" cu. ft. of approved perlite. The water cement ratio is 11½ gallons per sack of cement. Due to sag of the paper backed wire fabric the overall thickness between joists is 3 inches and is 2½ inches over the joists.

The ceiling side of the assembly consisted of ¾ inches high ribbed metal lath tied on the underside and perpendicular to the joists with #18 gauge wire, spaced 0'-5" on centers and a perlite gypsum plaster.

The beam was protected by means of a metal lath and plaster cage. The cage was made of ¾" channels bent into "U" shapes placed 1'-0" on centers and double tied to ¾" runner channels. Runner channels are placed 0'-3" above the bottom plane of the "U" channels and on top of the bottom chord of the joists. The ¾" diamond mesh expanded metal lath is placed on the furring channels to encase the bottom and sides of the beam with the back face of the lath spaced 0'-1" from the flange on the bottom and sides.

The plaster on both the ceiling and the beam consisted on a scratch, brown and finish coat.

The scratch coat was 2 cu. ft. of perlite to 100 lbs. of gypsum and was applied to a thickness of ¼ inch on ceiling and ⅜ inch on the beam.

The brown coat was 3 cu. ft. of perlite to 100 lbs. of gypsum and was applied to a thickness of ⅞ inch on the ceiling and ⅞ inch on the beam.

The finish coat was ⅞ inch on both ceiling and beam.

The total over-all thickness of plaster on the ceiling was ¾ inch and 1 inch on the beam.

Inspection and Test

The construction was tested in accordance with the requirements of C26.588.0 through C26.590.0 and C26.596.0 through C26.599.0 Administrative Building Code at the Underwriters Laboratory, Chicago, Ill., in the presence of Asst. Engr. J. A. Darts, Committee on Test and representatives of the applicant.

The construction was tested under a live load of 40 lbs. per sq. ft. and dead load of 55 lbs. per sq. ft. or total of 95 lbs. per sq. ft.

Results of Test:

The maximum deflection of the roof was 5.81 inches.

The roof met the requirement of a 3-hour Fire Resistive Construction as the end point was not reached at 3 hours and 4 minutes.

The beam failed at 2 hours 31 minutes due to excessive temperature rise.

The complete report Underwriters Retardant 3454-2 is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Coralux Ceiling and Roof Construction when constructed as herein described for use as a three-hour Fire Resistive Roof and Ceiling Construction on condition that the construction does not contain steel beam, girders or other steel primary members and the construction bears directly on masonry and further that the load allowed on this construction shall not exceed a total load, live and dead, of 55 lbs. per sq. ft. for use under C26.239.0 Administrative Building Code.

The committee further recommends that where steel beams, girder or other steel primary members are necessary in the roof construction, that the Fire Resistive Rating of this type of construction shall be limited to a two hour fire resistive roof construction and further that the total load, live and dead shall not exceed on this construction, 95 lbs. per sq. ft. for use under C26.240.0 Administrative Building Code.

The Committee further recommends that all plans submitted to the department of Housing and Buildings showing the proposed use of the construction shall be marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 81-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

114-53-SA

APPLICANT—Morrison Steel Products, Inc., owner.

SUBJECT—Application reopened March 29, 1955, as to amendment to resolution—additional trade name—re Morrison Conversion Oil Burner, Models PB-1-J and PB-2-J; previously approved.

APPEARANCES—

For Applicant: Thomas A. McHugh.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 114-53-SA

Subject: Amendment to resolution as to additional trade name.

Morrison Steel Products Inc., Buffalo, New York requested by letter dated February 16, 1955 that the resolution adopted September 22, 1953 under Cal. No. 114-53-SA be amended so as to permit the Morrison Conversion Oil Burner Models PB-1-J and PB-2-J to be marketed under the additional trade name of Westinghouse Oil Burner. The application was reopened by a vote of the Board March 29, 1955.

Recommendation

The Committee on Test recommends that the resolution adopted September 22, 1953 under Cal. No. 114-53-SA be amended so as to permit the Morrison Conversion Oil Burner Models PB-1-J and PB-2-J to be marketed under the additional trade name of Westinghouse Oil Burner Models PB-1-J and PB-2-J on condition that the requirements of the resolution adopted September 22, 1953 under Cal. No. 114-53-SA be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution of September 22, 1953 in accordance with the above report.

767-54-SM

APPLICANT—Concrete Pipe and Products Co., Inc., owner (Limestone Products Corp., Agent).

SUBJECT—Application September 27, 1954—Spectra-Glaze Tile Face Concrete Masonry Units, approval of.

APPEARANCES—

For Applicant: Frank G. Louthan, Jr.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 767-54-SM

Subject: Spectra-Glaze Tile Face Concrete Masonry Units, approval of.

Concrete Pipe and Products Company, Inc., Richmond, Va., filed September 27, 1954 an application with the Board of Standards and Appeals for approval of the material known as Spectra-Glaze Tile Face Concrete Masonry Units under the provisions of the Masonry Rules of the Board.

Purpose

The material is a faced masonry unit to be used in masonry construction.

Description

The units are manufactured in either of two ways: Type A or Type B.

Type A—The block, to which the face is applied is either a cinder block or a Solite block. The Solite block is manu-

factured of a design mix of 1 barrel of cement, 8 cu. ft. of sand and 25 cu. ft. of Solite expanded slate. The block is formed on a Besser machine and after forming, the blocks are high pressure cured at a pressure of 150 psi at a temperature of 345° F. for an 8-hour cycle, after curing the blocks are then stock piled.

The cinder block is made in the same manner except that the design mix is 1 part of cement to 7 parts of cinders.

The facing on Type A is applied as a sprayed facing and is approximately .005 inches in thickness.

Type B—The block used in the Type B are the same block as used in Type A but the facing is applied in a different manner.

The facing is basically a composition of polyester resin, inert color pigments and silica sand.

The materials for the facing are mixed, in predetermined quantities, in a vat, thence through a hose connection into stainless steel pans. This mix fills the pan to a depth of 1/8 inch, during the filling period the pans are vibrated in order to eliminate any air bubbles that may form during the pouring. The pans, with the facing mix, are then placed on a conveyor and blocks, either cinder or Solite, are placed in the pan so that one face, or more of the blocks is to be used as a return or bulb nose is placed in the facing mix. The block, in the pan then goes through a bake oven where the facing material is bonded by heat to the block.

Inspection and Test

The plant of the applicant at Richmond, Va., was inspected by Asst. Engr. J. A. Darts, Committee on Test, and W. Hargrave, D. Pearsall and F. Louthan representing the applicant. Process of manufacture was investigated and sample units were identified and marked. The tests were conducted at Froehling and Robertson Inc., in accordance with the requirements of the Masonry Rules of the Board.

Results were as follows:

Solite Block

- 2" x 8" x 16"
Average Compressive Strength—2193 psi
- 4" x 8" x 16"
Average Compressive Strength—2305 psi
- 6" x 8" x 16"
Average Compressive Strength—1511 psi
- 8" x 8" x 16" (Hollow)
Average Compressive Strength—1700 psi
Absorption (lbs. per cu. ft.)—12.4
- 8" x 12" x 16"
Average Compressive Strength—1062 psi
Absorption (lbs. per cu. ft.)—12.5

The units were also tested with the facing to test for compliance with the requirements of C26-88.0 Administrative Building Code. There was no melting under 900° F. or any ignition or combustion under 1200° F.

The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Spectra-Glaze Tile Face Concrete Masonry Units of sizes as herein described—Solite Units 2" x 8" x 16", 4" x 8" x 16", 6" x 8" x 16", 8" x 8" x 16", 8" x 12" x 16" and 8" x 8" x 16" header units, for use under the Masonry Rules of the Board on condition that the facing shall not be considered as a substitute for plaster, where a plaster is required on the face of the masonry unit in order to give the required fire resistive rating as required under the Masonry Rules of the Board and under the requirements of C26-631.0 through C26-638.0 Administrative Building Code and further that all bills of material, bills of lading, invoices or shipping tickets shall be marked or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 767-54-SM," and further that all units shall be marked

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with the manufacturers mark as required by the Masonry Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

981-54-SM

APPLICANT—The DuBois Co., Inc., owner.
SUBJECT—Application December 13, 1954—Rins-O-Lator (for dishwashing machines), approval of.

APPEARANCES—

For Applicant: Paul P. Goldner.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 981-54-SM

Subject: Rinsolator—(for dishwashing machines), approval of.

The DuBois Company, Inc. filed Dec. 13, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the Rinsolator for introducing a wetting agent into the final rinse of machine dishwashers under the provision of C26-1277.6 Administrative Building Code and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

The purpose of the appliance is to inject a surface active agent into the final rinse of dishwashing machines.

Description

In the final rinse of dishwashing machines a product of the DuBois Company, Inc. of Cincinnati, Ohio, known as Dri-It is injected. An ejector is installed on the machine. This injector operates from the rinse line water pressure. Some of the rinse water is diverted into the injector through a double Pitot tube arrangement. This actuates a pulsating device which feeds a metered amount of the chemical into the line. An electrical connection is provided which operates two solenoid valves. These and the timing mechanism are essential for the machine's operation. As part of the unit, a water waste line is provided and some of the waste water discharges to an open drain. A vacuum breaker is installed in the rinse water line on the discharge side of the water control valve and on the water supply side of the Dri-It injection point and at least six inches above the point of injection or any level where Dri-It is stored or passes through a line. This unit has a rinse water discharge line from the injection mechanism. This must discharge to an open drain to prevent back flow of sewage or waste water into the rinse water or Dri-It.

Inspection and Test

The details of construction and the injector were inspected by Chief Engineer L. V. Huber, Committee on Test, and E. A. Bauman, Dept. of Water Supply, Gas and Electricity. The construction of the injector and the air gap were found to be in compliance with submitted details.

Recommendation

On the basis of the inspection and test and the data filed by the applicant the Committee on Test recommends the approval of the appliance known as the Rinsolator for dishwashing machines for use in New York City when constructed with an air-gap as herein described and installed in accordance with the requirements of the Submerged Inlet Rules of the Board and further each device shall bear a label permanently affixed reading:

"Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 981-54-SM."

The committee further recommends that the chemical used in the injector shall be a chemical approved by the Department of Health for the service intended.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

45-55-SA

APPLICANT—Avril Incorporated, owner.
SUBJECT—Application January 19, 1955—Avril Inc., Rinse Water Treatment Pump, Model S, approval of.

APPEARANCES—

For Applicant: E. E. Mendenhall.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 45-55-SA

Subject: Avril Inc., Rinse Water Treatment Pump, Model S, approval of.

Avril Inc., owner-manufacturer of Reading, Pennsylvania, filed January 19, 1955 an application with the Board of Standards and Appeals for approval of Avril Inc., Rinse Water Pump, Model S under the provisions of C26-1277.6 and the Submerged Inlet Rules of the Board of Standards and Appeals.

Purpose

The purpose of the appliance is to inject a surface action agent to final rinse line of commercial washing machine.

Description

The Model S Rinse Water Treatment Pump is designed to inject small amounts of wetting agents into the final rinse water used in dishwashing machines. The wetting agent thus injected caused water to drain more rapidly and thoroughly from washed dishes. Because this results in less residues being left on the dishes they will be free from the usual "hard water spots" commonly found.

The mechanism of the pump itself is as follows: A main diaphragm is pulsated at regular intervals by a motor encased in a large aluminum housing. The distance of pulsation being determined by the position of a pointer. The main diaphragm on the forward stroke moves into a cavity in the head. Check valves above and below the head are positioned so that the liquid entrapped in the head cavity can move upward only. On the back stroke of the diaphragm a partial vacuum is created in the pump head. This is immediately filled by liquid flowing upward from the reservoir located below.

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Two types of check valves have been used. The poppet type has been found to be best suited when plastic heads are used. When stainless steel heads are used the standard Temperite Check valve Model 790-1 has found to give long uninterrupted service. This valve consists of a slotted rubber cap over a slotted stainless steel hemisphere.

Connection is made with existing equipment so that the injector pump will operate only while water is flowing through the line into which wetting agent is being injected. This is accomplished in either of two ways:

(A) When the final rinse is controlled by a solenoid valve, the motor of the pump is connected in parallel with this solenoid.

(B) When the final rinse is mechanically controlled a pressure sensitive switch is mounted in the final rinse line between the control valve and the rinse nozzles. The back water pressure developed causes the pressure sensitive switch to close contacts which start the pump motor.

The wetting agent used by this pump is injected into the rinse line at a point between the final rinse line syphon breaker and the rinse nozzles. This prevents any drop in pressure in the hot water supply line from drawing treated water back into the system.

There is an auto syphon attached to the dishwashing machine which prevents the wetting agent from being syphoned into the water line.

Inspection and Test

The details of construction and the injection were inspected by Chief Engr. L. V. Huber, Committee on Test and E. A. Bauman, Dept. of Water Supply, Gas and Electricity and E. Mendenhall representing the applicant.

Recommendation

On the basis of the inspection and the data filed by the applicant the Committee on Test recommends the approval of the appliance known as Avril Inc. Rinse Water Pump, Model S for use in New York City when constructed in accordance with the requirements of the Submerged Inlet Rules of the Board and further that each appliance shall bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 45-55-SA." The Committee further recommends that the chemical used in the injector shall be a chemical approved by the Department of Health for the service intended.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

114-55-SA

APPLICANT—Cornelius C. Fisk, for The Messer Co., Inc., owner.

SUBJECT—Application February 7, 1955—Merco Mechanical Draft Oil Burner, Model J, approval of.

APPEARANCES—

For Applicant: Cornelius C. Fisk.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

Re: Cal. 114-55-SA

REPORT OF COMMITTEE ON TEST

Subject: Merco Oil Burner, Model J, also to be marketed as the #4 Oil Burner, Model J and the Thermax Oil Burner, Model J, approval of.

The Messer Company of 631 Central Avenue, Newark, N. J. filed February 7th, 1955 an application with the Board of Standards and Appeals for approval of the Merco Oil Burner, Model J, also to be marketed as the #4 Oil Burner, Model J and the Thermax Oil Burner, Model J under provisions of C26-178.0.b. Administrative Building Code and C19-57.0, Administrative Code and the Oil Burner Rules of the Standards and Appeals.

Purpose

A mechanical draft oil burner to be used with commercial standards fuel oil not heavier than #5.

Description

This is a high pressure mechanical draft conversion gun type oil burner. It consists of a main blower frame, blast tube, base, electric motor, electric ignition transformer, pump, nozzle feed line, nozzle, cut-off valve, pressure regulating valve, strainer, ignition wiring, ignitors and electric heater assembly. The burner starts with automatic ignition instantaneous at 70% of normal line voltage with oil at 32° F. The burner has been approved by the Underwriters Laboratories, Ref. # M P 555, Appl. #54 C 6387. The burner is an assembly of approved parts suitable for use with each other for the service intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed, with no flarebacks or undue carbon deposits. Controls operated to shut down machine in 90 seconds.

Inspection and Test

A model of the oil burner was inspected and tested at 139-24 Queens Blvd., Jamaica, N. Y. and was found to operate as designed. Present at the inspection and test were Chief Engineer Leslie V. Huber of the Committee on Test and Neil C. Fisk, representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the Approval of the Merco Oil Burner, Model J, for the use in New York City with fuel oil not heavier than #5 when installed and operated as herein described provided that each burner have a label permanently affixed reading, "Approved by the Board of Standards and Appeals, for use in New York City, under Cal. No. 114-55-SA."

The Committee further recommends that the burner be marketed as The #4 Oil Burner, Model J, and the Thermax Oil Burner, Model J, on consideration that the provisions herein required be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

185-55-SM

APPLICANT—Joseph Aiello, for Mastic Tile Corporation of America, owner.

SUBJECT—Application March 4, 1955—Matico Cork Tile Flooring, approval of.

APPEARANCES—

For Applicant: Joseph F. Aiello.

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ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 185-55-SM

Subject: Matico Cork Tile Flooring, approval of.

The Mastic Tile Corporation of America, of Newburgh, New York, owner, filed March 4, 1955 an application with the Board of Standards and Appeals for approval of Matico Cork Tile Flooring under the provisions of C26-178.0.b and C26-667.7.b Administrative Building Code.

Purpose

A cork composition for floors.

Description

Matico Cork Tile is made of cork from Spain or Portugal. The cork is ground up, mixed with a binder, pressed and baked, the resultant cork slab is sliced into sheets. These sheets are sanded, both sides to make smooth and then run through a waxer and ironer. Two coats of Pyrolin wax are given. The finished tiles are $\frac{1}{8}$ ", $\frac{3}{16}$ " and $\frac{5}{16}$ " thick and meet the requirements of U. S. Bureau of Standards and the Federal Specification T431.

Inspection and Test

The material was inspected and tested at the plant of the applicant at Newburgh, New York and met the requirements of C26-667.04. Present at the test were Chief Engr. L. V. Huber of the Committee on Test, Joseph F. Aiello and others representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Matico Cork Tile Flooring for use in New York City when manufactured and installed in accordance with this report and the provisions of C26-667.0.4 provided each bundle of tile delivered shall be tagged or marked: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 185-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

800-39-SM—Vol. IV

APPLICANT—United States Gypsum Company, owner-manufacturer (W. W. Bainbridge, agent).

SUBJECT—Application for consideration—reopening as to proposed change of name—re USG Red Top Cement Plaster, fibered, unfibered, extra fibered; USG Red Top #1 Moulding Plaster; USG Red Top Special Cement Plaster; USG Structo-Base Plaster, Structo-Gauge Plaster, Structo-Trowel Plaster (previously approved re USG Sabinite M, USG Sabinite Float Finish and USG Sabinite Trowel Finish, USG Structural Base Coat, USG Structural Gauging Plaster and USG Structocal Trowel Finish Plaster, USG Perforatable Savinite) previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to proposed change of name.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

75-50-SM

APPLICANT—Robbins Floor Products, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment requested, relating to change in type of carbon black—re Robbins Lifetime Vinyl Floor Tile (floor covering), previously approved.

APPEARANCES—

For Applicant: Valerie Blake.

ACTION OF BOARD—Application reopened for report and for test, if necessary, as to new type of carbon black to be used.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Longfellow, agent).

SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

APPEARANCES—

For Applicant: Earl Longfellow.

ACTION OF BOARD—Laid over to June 1, 1955, at 2 P.M. for decision; hearing closed.

1128-48-A

APPLICANT—A. R. C. Building Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—833-837 Flatbush avenue and 2-12 Linden boulevard, southeast corner, Block 5086, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederic W. Dillingham.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1949, on certain conditions; and

WHEREAS, the resolution was amended on November 1, 1949 and March 21, 1950; and

WHEREAS, the term of variance was extended from time to time and last extended on June 2, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 1, 1949, as thereafter amended by resolution adopted through June 2, 1954, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"that pending the general approval by the Board of the glass door, application for which has been filed with the Board under Cal. No. 226-50-SM and for which test

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has been arranged for early in the fall, the term of the variance may be extended for one year from the date of this *amended* resolution." (N.B. 693/48)

378-54-A—Vol. II

APPLICANT—Maxfield Blaubeux, for Fulrock Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—580-598 Fulton street and 63-81 Rockwell place, southeast corner, Block 2107, Lot 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux, Sam Mosberg and Irving M. Kramer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on March 8, 1955, on certain conditions; and

WHEREAS, the applicant requested on amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1954, as *amended* by resolutions adopted through March 8, 1955, under Vol. II by adding thereto:

"that in order to make use of the existing old foundation wall as proposed, the increase in size of the building may be permitted, provided it is approximately 200 feet, as acted on by the Borough Superintendent under Alt. App. 5545/53, Objection 1 and as shown on revised plans marked 'Received April 18, 1955', (1 sheet), *on condition* that in all other respects the resolutions cited above shall be complied with."

526-54-A

APPLICANT—Mary Ruth, owner.

SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—253-40 148th avenue, south side, 225-49 ft. east of 253rd street, Block 13652, Lot 11, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John H. Ruth.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1954, acting on Alt. App. 393/55, reads:

'1. The proposed factory and attached garage for storage of 2 trucks in a res. use dist. is contrary to Art. 2, Sec. 3 of Zone Res.

2. The commercial use of a frame bldg. is contrary to Sec. 4.1.3 B.C."

and

WHEREAS, the applicant states the premises consist of a lot 40 feet front in a residence use, E-1 area, Class ½ height district, on which there exists a two-story building, 24 ft. by 24 ft. in area at street level, 15 ft. 9 in. by 24 ft. in area

at typical floor level, of Class IV construction, erected in 1937, used and occupied as follows: 1st floor—contractor's equipment; 2nd floor—dwelling, 1 family; and

WHEREAS, the applicant contends that the owner manufactured cement blocks until September 1943 on the premises in question; that he never abandoned, that he merely suspended such manufacture between September 1943 and 1948, due to war time conditions and little construction being done; that he wishes to continue his right to manufacture cement blocks; that the blocks when manufactured were approved by the Building Department under Code Letters "Qrae"; that the premises have been in use since 1937; that the owner acquired title in 1937, at which time the premises were vacant; that in the spring of 1937 the building now in use was constructed, then in an undetermined zone; that the premises have been used continuously from 1937 to present for manufacture of cement blocks and as a dwelling; and

WHEREAS, the applicant contends that at the time of acquisition of the property and for many years prior thereto these premises were in an undetermined zone, up to January 21, 1947, when it was zoned for residence use; that during the war years the manufacture of cement blocks was suspended but the lower portion of the building was used for the storage of block making and general contractor's equipment; that the owner constructed his own road leading to premises and about 14 years ago the city put cinder surface on this road; that there are no sewers, no city water and no gas installed on the premises; that on January 23, 1953, a summons was issued charging violation of the Administrative Code; that it would work a hardship on the owner if the uses were not permitted to be continued and if the Borough Superintendent fails to issue a certificate of occupancy *nunc pro tunc*; and

WHEREAS, the applicant further contends that the objections issued by the Borough Superintendent under the Administrative Building Code are applicable to buildings erected after January 1, 1938; that there was no construction on these premises subsequent thereto and therefore the provisions of the Code are not applicable; and

WHEREAS, the applicant contends the owner should be able to rely on the use of the premises and the zoning resolution as it read when the particular use was undertaken; that the owner's right to continue such use should not be interfered with, notwithstanding the fact a certificate of occupancy has not been applied for, as held by the court in the Matter of Boardwalk & Seashore Corp. v. Murdock, 175 Misc. 208, 22 N. Y. Supp. 2d 611, p. 612, as sustained by the Court of Appeals in 286 N. Y. 494; and

WHEREAS, the applicant filed a letter from the Borough Superintendent showing approval for this location and for concrete blocks marked with the code letters "Qrae"; and

WHEREAS, the owner has filed letters showing delivery of blocks; and

WHEREAS, the owner was convicted and fined in Magistrate's Court on February 24, 1953 for violating the Administrative Code; and

WHEREAS, the amendment to the Charter effective May 8, 1916 gave the Board power to approve materials superseding prior amendments to the building code which gave such power to the superintendent; and

WHEREAS, the premises were inspected by a committee of the Board, and the applicant furnished additional information which purported to show that the blocks have been made on the premises for many years and have been approved by the Borough Superintendent and the committee recommends that the appeal be granted under certain conditions; and

WHEREAS, the Board finds that, while the applicant presumably relied on approval of the block by the Department, actually the amendment to the Charter, effective May 8, 1916, transferred power to approve materials and appliances to the Board, where it has since resided.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 393/55, Objections 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* to permit continuance of the proposed manufacturing use and the use of the garage for trucks used

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in conjunction with the factory use and to permit the continuation of the existing frame building containing the garage and living quarters above *on condition* that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that the blocks proposed to be manufactured on the premises shall be submitted to the Board under the terms of the Charter for test and approval where such blocks are proposed to be sold in New York City; that the relocation of the building as proposed may be permitted provided that the plot and the building are not increased in height or area, as shown on plans filed with this appeal marked, "Received, June 17, 1954" (3 sheets).

565-54-A

APPLICANT—Louis Lieberman, for Leon Siev, owner.
SUBJECT—Application July 2, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1020 Ocean Parkway, west side, 140 ft. south of Avenue J, Block 5495, Lot 904, Borough of Brooklyn.

APPEARANCES—

For Applicant: Louis Lieberman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 24, 1954, on Alt. App. 2668/53 reads:

"6. The change in use of the 2nd floor of this Class 3 building from residence to public use and the 2nd floor extension are contrary to Sect. 4.2.1 of the Bldg. Code.

7. The first story walls supporting the proposed second story extension are required by Sect. 8.4.2.4 of the Bldg. Code to be 12" in thickness.

8. The use of the frame extension for public use is contrary to Sect. 4.1.2. of the Bldg. Code."

and

WHEREAS, the applicant states the building is 2 stories, 23 ft. in height, 24 ft. by 105 ft. in area at street level, 24 ft. by 40 ft. in area above, of Class 3 construction, erected in 1925 on a lot 60 ft. front by 150 ft. in depth, in a residence use, D area, Class 1 height district, used and occupied since 1952: Cellar—kitchen, heating and storage; 1st floor—nursing home, 32 persons; 2nd floor—caretaker's apartment 2 persons, for which Certificate of Occupancy #32176 was issued April 18, 1952, upon completion of work under Alt. App. 105/50, permitting the following use and occupancy: Cellar—kitchen, boiler room, mortuary and storage; 1st floor—37 beds, convalescent home; 2nd floor—caretaker's apartment; and

WHEREAS, it is now proposed to increase the building in area at 2nd floor to 24 ft. front by 105 ft. in depth in Class 3 construction and to occupy the building upon completion of alteration as follows: Cellar—kitchen, heating and storage; 1st floor—nursing home, 30 persons; 2nd floor—nursing home, 30 persons. The building is provided with two 3 ft. 8 in. wide fireproof interior stairs, extending from roof bulkhead direct to street; and

WHEREAS, the applicant states the building now consists of a two-story nonfireproof building and a one-story Class 3 extension, 24 ft. by 105 ft. in area used as a nursing home; and

WHEREAS, the applicant states it is now proposed to erect a one-story extension over the present one-story extension and use the entire structure as a nursing home; and

WHEREAS, the applicant states that upon completion of the proposed alteration the extension will have all ceilings and partitions fire-retarded with rock lath and cement plaster, all ceilings filled with mineral wool and the entire cellar

sprinklered throughout and provided with two fireproof stairs leading direct to street; and

WHEREAS, the applicant contends as to Objection 6, that the building will be two stories, less than 30 feet in height and conform with use Classification 2 of Section 4.2.1 of the Building Code; and as to Objection 7, that approval of the 8 in. masonry walls is requested as these walls are existing and the cost of increasing their thickness would be prohibitive; and as to Objection 8, that the area of frame portion of building is 180 square feet; that it is proposed to replace the present wood posts with brick; and

WHEREAS, this appeal was laid over for the applicant to file a revised proposal and plans, including better exit conditions and fire alarm system and sprinkler system, throughout; such changes have been made and are now shown on revised plans marked, "Received, May 20, 1955".

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 2668/53, Objections 6, 7 and 8, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the second story extension as proposed shall be of class three construction and to permit the continuation of the first story walls for the supporting of the proposed second story extension provided the same are, as far as carrying capacity is concerned, approved as safe by the Borough Superintendent; and to permit the continuation of the existing frame extension at the front of the building *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and as shown on plans filed with this appeal marked, "Received, April 29, 1955" (6 sheets) as *amended* by revised plans marked, "Received, May 20, 1955" (2 sheets); that the premises shall be maintained in accordance with the requirements of and to the satisfaction of the Commissioner of Hospitals; that the exit conditions shall be maintained as now shown; that there shall be throughout the premises a fire alarm system complying with the requirements therefor; and that the premises shall be sprinklered throughout from cellar to roof meeting the requirements of the Code therefor.

66-55-A

APPLICANT—Leon Seinfeld, for Celia Seinfeld, owner.
SUBJECT—Application filed January 27, 1955—pursuant

to section 310 of the Multiple Dwelling Law for variation of Sections 9, subdivision 9 and section 27, subdivision 2 of the Multiple Dwelling Law re required yards and an appeal to review decisions of the borough superintendent.
PREMISES AFFECTED—224 Avenue N and 1494-1496 East 3rd street, southwest corner, Block 6584, Lot 10, Borough of Brooklyn (front and rear buildings).

APPEARANCES—

For Applicant: Leon Seinfeld.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated January 17, 1955 on N.B. Applic. 1875/50 at 1494-1496 East 3rd Street, reads:

"1. Proposed alteration of changing occupancy of N.B. 1875/50 approved Sept. 25, 1951 to a Multiple Dwelling is contrary to Section 9, subdiv. 9.

2. Bldg. would have to be completed and a Certificate of Occupancy issued prior to October 15, 1952 to be altered under Article 6.

3. Provide a legal yard as per Sec. 27 subdiv. 2."

and

WHEREAS, the decision of the Borough Superintendent dated January 10, 1955, on Alt. Applic. 415/48 affecting southwest corner of Avenue N and East 3rd street, reads:

"24.

M. D. Law.

MINUTES

In answer to your letter of Dec. 6/54 as to Objection 23 it will be necessary to remove the bathtub and sink in cellar and plumbing fixture in rear dining room (wash basin or sink) on 1st floor."

and

WHEREAS, the applicant states that 1494-1496 East 3rd street is 2 stories in height, 40 ft. by 35 ft. in area, of class 3 construction, erected in June 1952 and located on a lot 43 ft. by 100 ft. in area, in a residence use, C area, class 1 height district and used and occupied since erection: basement—residence and garage, 3 persons; 1st floor—2 residences, 4 persons; that no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that No. 224 Avenue N is 2 stories, 20 ft. in height, 26 ft. by 55 ft. in area, of frame construction, erected in 1925 or prior thereto, located on the same lot, 43 ft. by 100 ft. in area, in a residence use, C area, class 1 height district and used and occupied since 1925 as follows: cellar—laundry and recreation, no persons; 1st floor—residence, 6 persons; 2nd floor—residence, 3 persons; that no change in use or occupancy is now proposed; and

WHEREAS, the applicant states that this is an appeal from the decision of the Borough Superintendent dated January 17, 1955 denying the owner's amendment on N.B. Applic. 1875-50, to change the occupancy schedule from a one family brick dwelling to a three family brick dwelling, and an appeal from a decision of the Borough Superintendent dated January 10, 1955 requiring the owner to remove the bathtub and sink from the cellar and a wash basin from the 1st floor in an amendment filed under Alt. Applic. 415/48 seeking approval to convert a three family dwelling to a two family dwelling pursuant to a violation heretofore served on the owner claiming that the said building being a two family dwelling was illegally converted to a three family dwelling; and

WHEREAS, the applicant contends as to the decision issued by the Borough Superintendent on N.B. Applic. 1875/50 that the building having been erected pursuant to an agreement for use by a professional man as his office and residence was not so occupied as a result of the default of the proposed tenant; that this building was completed in June 1952 and rented to three families and pursuant to section 9, subdivision 9 of the multiple dwelling law, is believed to be legally occupied as such; that there is a need for 3 and 4 room apartments, such as this building has been subdivided into; that to require the present occupants to vacate their apartment without any place to move to is contrary to the expressed provisions of section, subdivision 9 of the multiple dwelling law as recommended by the Joint Legislative Committee on Housing and Multiple Dwellings when it recommended the enactment of section 9, subdivision 9, in 1953; and

WHEREAS, the applicant further contends that the building was erected during the latter part of 1951 and the early part of 1952 and was completed and occupied in June 1952; that evidence of such occupancy can be found in the records of the department of housing and buildings from the reports of the inspectors and from the issuance of "gas cards" for the installation of the gas meters and permits for the installation of electric meters and the charges billed by the department of water supply, gas and electricity on a per family occupancy; that the records of the gas and the electric company show that gas and electricity was supplied to at least two occupants in the building from June 1952; and

WHEREAS, the applicant further contends that section 9, subdivision 9 does not require proof of erection by the issuance of a certificate of occupancy and the Borough Superintendent is not authorized to read into the law matters which are not contained in the law, and that the decision of the Borough Superintendent that a certificate of occupancy must have been issued prior to October 15, 1952 is unwarranted; and

WHEREAS, the applicant contends that the building complied in every respect with the multiple dwelling law except as to rear yards; that although the building has ample space and court yards, all the rooms ventilate on the street or on a legal size court; that the premises do not have a minimum

10 ft. rear yard required for a corner lot; that the building only has a 6 ft. rear yard and it is impossible to provide any larger yard, and the applicant therefore requests that the Borough Superintendent's decision be modified and that he be directed to approve the application and to amend the occupancy schedule to three families; and

WHEREAS, the applicant states that a summons has been issued for illegal occupancy of this building; that such summons was served January 10, 1955; that the notice of violation is dated January 13, 1955 and the violation was not served until January 14, 1955, four days after the service of the summons; that the matter is now pending in court for trial; and

WHEREAS, the applicant states as to the appeal from the decision of the Borough Superintendent dated January 10, 1955 on Alt. Applic. 415/48, that a summons had been served on the owner for illegal occupancy of the frame building by three families; that this matter proceeded to trial; that during the trial the owner offered proof that the building was occupied by 3 families in 1925; that the trial justice refused to admit this in evidence; that the owner appealed to the Appellate Division and as a result the trial court was reversed and the matter set down for retrial; that the case has not yet been re-tried; that in the meantime the owner decided to reconvert the building to a two family dwelling in order to avoid retrial; and

WHEREAS, the applicant states that this frame building is now used by the owner and her son on the 1st floor and the 2nd floor is rented to a family of 3 persons; that the space occupied by the owner consists of 7 rooms and since it is too large for the owner, furnished rooms have been rented in this apartment; that there is a wash basin in the dining room which wash basin is required by the Borough Superintendent to be removed; and

WHEREAS, the applicant contends that this wash basin is a great convenience which greatly diminishes the work of the owner in maintaining her home in a respectable condition; that the removal of the wash basin would constitute a great hardship to the owner and she therefore requests that the decision of the Borough Superintendent requiring its removal, be vacated; and

WHEREAS, the applicant states that the frame building also has a sink and bathtub with a shower over the bathtub in the cellar; and

WHEREAS, the applicant contends that the owner finds these two fixtures a great convenience for people who live with her to be able to wash up in the cellar in order not to dirty up her home when the people come from the beach and from work; that the removal of these fixtures would result in a great amount of additional work in keeping her home clean; that in view of the fact that there is no provision in law limiting the amount of wash basins or bathtubs, applicant requests that the owner be permitted to retain these conveniences; and

WHEREAS, the applicant states that both actions now pending in court pertain to the same subject matters involved in this appeal and are dependent on this appeal; and

WHEREAS, this was laid over for inspection by a committee of the Board and for decision. The hearing was closed on May 3, 1955. Inspection of the premises has been made, as occupied by the old two family dwelling and by the new building, and consideration has been given to the proposal as to the modification of the decisions of the Borough Superintendent. The committee recommends that the appeal should not be granted; and

WHEREAS, the committee finds that the rear building is not Class 1 as represented; and

WHEREAS, the Board finds that the lots on which the buildings are placed are not described as in accordance with the shape and dimensions of the lots as determined by the Board under Cal. No. 60-51-A which determination was affirmed by the Court; and

WHEREAS, the Board finds that there is no basis for permitting the older frame building as a multiple dwelling; and

WHEREAS, the Board finds there is no basis for a variance of the law to permit the rear Class III building to permit occupancy as a multiple dwelling.

MINUTES

Resolved, that the decisions of the Borough Superintendent acting on N.B. App. 1875-50, Objections 1, 2 and 3 and Alt. App. 415/48, Objection 24, be and they hereby are *affirmed* and that the appeal be and it hereby is *denied*.

181-55-A

APPLICANT—R. H. Tatlow, for Abbott Merkt Co., for B. Altman and Co., owner.

SUBJECT—Application March 9, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—48-49 35th street, northeast corner of Hunters Point avenue and 48-50 36th street, Block 237, Lot 1, 3rd floor, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Erik P. Johnson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated March 6, 1955 on Alt. App. 2951 of 1954 reads:

"1. All required stairs must be enclosed and continued to street in conformity with 6.4.1.11 of B.C."

and

WHEREAS, the decision of the Borough Superintendent dated April 12, 1955 on Alt. App. 2951 of 1954 reads:

"2. Stair No. 'D' must lead to roof as required by §6.4.1.11. B.C."

and

WHEREAS, the applicant states the building is two stories, 26 ft. 8½ in. in height, 472 ft. by 200 ft. in area of class 1 construction erected 1948, located on a lot 522 ft. front by 200 ft. in depth, in a business use, and unrestricted use, B area, Class one and one-half height district, used and occupied since 1948 as a warehouse with 115 persons on the first floor and 40 persons on the second floor and proposed to be increased to three stories, 40 ft. 8½ ins. in height, in Class one construction and used and occupied as a warehouse with 115 persons on the first floor, 40 persons on the second floor and 15 persons on the new third floor; the building will be provided with five interior 44 in. wide fireproof stairs from roof bulkhead to street and a two source sprinkler system throughout and regularly monthly fire drills will be maintained and approved interior fire alarm system will be maintained; and

WHEREAS, the applicant states that plans originally filed with this alteration application provided for the extension of an existing enclosed legal stairway, the extension of one existing enclosed interior convenience stairway, one horizontal exit across the roof to an existing legal enclosed stairway ten feet distant, and one horizontal exit across the roof to another existing legal enclosed stairway about ninety feet distant; that the Borough Superintendent required that distance to exits be limited to one hundred feet travel, and the plans were amended to bring the stair doors close to the new floor area by means of corridors across the present roof; that plans were approved February 16, 1955, so that the main construction work could be commenced; and

WHEREAS, under date of March 24, 1955 an amendment was filed to omit the enclosed passage from the new third floor area to the existing stairs tower "E" and to permit the travel across the open roof consisting of nine and one-half inch re-enforced concrete slab and to omit the extension of existing stair "D" up to the level of the roof over the new third floor area due to structural difficulties at the building expansion joint; and

WHEREAS, the applicant contends that the area of the third floor will be about 35,500 sq. ft. and its occupancy at

most will be 15 males; that the entire building is fireproof and sprinklered; that the roof across which the egress will be provided is protected by a 4 ft. 6 in. high re-enforced concrete parapet and is only 16 feet above the existing grade at this point; that there are no storage or other encumbrances on the roof; that the number of persons occupying the third story will be 15, and the area will have two legal stairways plus one convenience stairway, all fireproof and fireproof enclosed in addition to the exit to the roof; that the proposed passageway would be unsightly and constitute an expensive temporary structure which would have to be demolished upon the erection of further extensions in the future and would actually hinder speedy access to the roof of the building for fire-fighting purposes; and

WHEREAS, the applicant requests that in addition to omitting the 90 ft. long enclosed passageway across the existing fireproof roof, permission is also requested to omit the extension of the existing adjacent legal stairway designated as Stair "D" on plans to the level of the new roof above the partial third floor; and

WHEREAS, the applicant contends that the entire stairway from the third floor level up would have to be demolished when the third floor is extended in the future according to the proposed plans as the stairway cannot be attached to the third floor structure now under construction due to the separation by a building expansion joint; that the roof over the new partial third floor will be served by one extended legal stairway designated as Stair "A" on plans and by ladders from the existing roof to the north and south; and

WHEREAS, the applicant states that the existing stairway marked "D" will be extended to the roof over the third floor if and when the third floor is expanded to the south in the future; and

WHEREAS, this appeal was laid over for the applicant to file revised plans, which have been filed.

Resolved, that the decision of the Borough Superintendent acting on Alt. App. 2951/54, Objections 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that, in construction of proposed new third story the stairs shall be as indicated on plans marked, "Received, May 23, 1955" (7 sheets); that a goose-neck ladder shall be provided from the new third story roof to the roof below and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

123-47-A—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Theodore Rosenberg, owner.

SUBJECT—Application reopened September 29, 1953 as Vol. III re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—623 Linden Boulevard and 328-338 East 45th Street, northwest corner (cellar, 1st and 2nd floors); Block 4865, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Solfred Maizus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn as to Vol. III.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

143-55-A

APPLICANT—Max Bayerdorffer, owner.

SUBJECT—Application February 14, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—379 Huguenot avenue, east side, 1500 ft. north of Woodrow road, Block 6055, Lot 16, Huguenot Park, Borough of Richmond.

MINUTES

APPEARANCES—

For Applicant: Fred Strecker.

For Administration: Lieut. John P. Manfredi, Fire Dep't.
ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the applicant has requested that the appeal be withdrawn as he intends to discontinue the occupancy.

Resolved, that the application be and it hereby is *withdrawn*.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).

SUBJECT—Application July 23, 1954—re Appeal from decision re an order of the fire commissioner.

PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to June 7, 1955, at 2 P. M., to permit inspection of the premises; the applicant having been notified.

658-54-A

APPLICANT—William A. Lacerenza, for 212 25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).

SUBJECT—Application September 1, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza and Edward J. Kampa.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to June 7, 1955, at 2 P. M., applicant to file revised plans as to ventilating system. The premises were inspected by a committee of the Board.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 2 P. M., for inspection; the applicant has been notified.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 7, 1955, at 2 P. M., for inspection.

564-23-BZ—Vol. III

APPLICANT—Irving P. Marks, for Court Leasehold Corporation, owner. (C. and C. Food Stores, lessee.)

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a residence and business use district, the change in occupancy from motion picture theatre to store (supermarket).

PREMISES AFFECTED—395-397 Court street, east side, 100 ft. south of 1st place and 101 1st place, Block 459, Lots 2 and 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Irving P. Marks.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on June 8, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 1, 1955; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1938, as hereinafter *amended* by resolutions adopted through February 1, 1955, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been substantially completed, that all permits required and a certificate of occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 973/53)

604-26-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner (Kesbec, Inc., lessee).

SUBJECT—Application for consideration—reopening as to approve amended working drawings—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district the reconstruction and erection of existing gasoline service station, to include office and salesroom, storage room, lubritorium, car wash, motor vehicle repairs, sale of more than five used cars, and to permit the parking and storage of more than five motor vehicles with a commercial sign near to arterial highway than is permitted.

PREMISES AFFECTED—641 Gun Hill road north side, from Olinville avenue to Willett avenue; 3500 Olinville avenue and 3501 Willett avenue, Block 4642, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and revised working drawings approved.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as
Vol. II, on March 23, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in sub-
stantial compliance with the Board's requirements, were
approved on June 29, 1954; and

WHEREAS, the applicant requested an amendment of the
resolution and submitted revised working drawings, for
approval by the Board, as being in substantial compliance
with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on March 23, 1954, as
to approval of working drawings by adding thereto:

"that working drawings are hereby *approved* as being
in substantial compliance with the resolution adopted by
the Board on March 23, 1954 (4 sheets) and permitting
the relocation of the accessory building with reversal of
the floor plan, relocating curb cuts on Olinville Avenue
and Gunhill Road, as revised and now shown on such
revised working drawings." (N.B. 1184/52)

108-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc.,
owner (Jack Curtin, lessee).

SUBJECT—Application for consideration—reopening as to
amendment as to pump location—re Application (decision
of the borough superintendent), previously granted on
condition, under sections 7c, 7i and 7h of the zoning resolu-
tion, permitting in a business use district, the reconstruction
and extension of accessory building on existing gasoline
service station (previously granted by the Board), to in-
clude lubritorium, car wash, motor vehicle repairs, storage
and sale of accessories and office, sale of used cars and
the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2950-2958 Webster avenue and
401-411 Bedford Park boulevard, northeast corner, Block
3274, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and resolu-
tion amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as
Vol. II, on October 26, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the
resolution.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on May 20, 1952, as
thereafter amended by resolutions adopted through October
26, 1954, by adding thereto:

"that the location of the gasoline dispensing pumps
may be as now indicated on revised plan marked
'Received May 6, 1955', (2 sheets), *on condition* that in
all other respects the resolution above cited shall be com-
plied with" (Alt. 205/54).

345-32-BZ—Vol. II

APPLICANT—George P. Ames, for Otto Striebel, owner.

SUBJECT—Application for consideration—reopening as to
extension of time to complete—re Application (decision
of the borough superintendent), previously granted on

condition, under sections 7c, 7e, 7h and 7i of the zoning
resolution, permitting in a residence and local retail use
district, the change in occupancy from dwelling, three-car
accessory garage and storage of contractor's equipment in
open yard (previously granted, a gasoline service station
on lot 105 for a term of years and extended from time
to time—expired 6/17/42) to motor vehicle repair shop,
brake service, battery service, fender and body work,
spraying and painting and office with open grease pits, all
for a term of fifteen years, and permitting the parking
of customer's cars.

PREMISES AFFECTED—200-09 47th avenue, north side,
63 ft. west of 202nd street, Block 5559, Lots 101 and 105,
Bayside, Borough of Queens.

APPEARANCES—

For Applicant: George P. Ames.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as
Vol. II, on May 11, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to
obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on May 11, 1954, only
so far as it has reference to the time within which to obtain
permits and complete the work, so that as *amended* this por-
tion of the resolution shall read:

"that all permits required including a certificate of
occupancy shall be obtained and all work completed
within the requirements of Sections 22A of the Zoning
Resolution from the date of this *amended* resolution."
(Alt. 1093/52)

18-37-BZ—Vol. III

APPLICANT—Carl H. Salminen, for Kinney Motors, Inc.,
owner.

SUBJECT—Application for consideration—reopening as to
extension of time to complete—re Application (decision of
the borough superintendent), previously granted on con-
dition, under sections 7c, 7h and 7i of the zoning resolution,
permitting in a residence and business use, C and D area
district, the reconstruction and extension of existing build-
ing (presently used as an auto service station, auto laundry,
body shop, paint spraying shop, brake inspection and adjust-
ment, lubrication and grease pits, auto accessories and parts,
with an office on 2nd floor), using more than the area
permitted, and proposed to be used as a show room and
a service station for new and old cars, auto laundry, body
shop, tool room, parts department and accessories, garage
for more than five motor vehicles, gasoline pump for
owner's use, unloading area, locker rooms and office on 1st
floor; with offices, new car conditioning and accessory room
on 2nd floor; and to permit the parking and storage of
cars on roof and also to permit the parking of customers'
cars and trucks on open portion of plot (previously denied,
a gasoline service station and garage for more than five
motor vehicles) and later granted the rearrangement of
existing premises and additional premises as to parking, and
motor vehicle repairs, brake testing, greasing and oxy-
acetylene torch for welding, and painting.

PREMISES AFFECTED—2166-2190 Coney Island avenue,
west side, 100 ft. 4 $\frac{3}{8}$ in. south of First Court (Block 6685B,
Lots 34, 37 and 40), Borough of Brooklyn.

APPEARANCES—

For Applicant: Carl H. Salminen and A. F. X. Cotignola.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

MINUTES

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on May 26, 1953, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1952, as thereafter *amended* by resolution adopted May 26, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution.” (Alt. App. 3209/51)

806-40-BZ—Vol. II

APPLICANT—Frederick A. Ketcher, for Edlar Realty Corp., owner (Kesbec Inc., lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 21 of the zoning resolution, permitting in a business use district, the addition of a lunch wagon to an existing gasoline service station, lubritorium, motor vehicle repairs and the parking and storage of motor vehicles (previously granted, for an extension to an existing gas station by the Board and amended to include parking and storage of motor vehicles).

PREMISES AFFECTED—4556 Broadway, northeast corner of Nagle avenue, Block 2172, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep’t of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 0
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 24, 1954, on certain conditions; and

WHEREAS, the resolution was amended on February 8, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 24, 1954, as thereafter *amended* February 8, 1955, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that work was completed in 1954 and additional time is required to obtain a certificate of occupancy, that such certificate of occupancy obtained within six months for the date of this *amended* resolution.” (N.B. 76/53)

670-44-BZ

APPLICANT—Robert C. Weinberg, for Vinmont Land Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of

the borough superintendent), previously granted on condition, under section 21C of the zoning resolution, permitting in a residence use, partly C and F area district, a one family residential development and not conforming to the area district requirements.

PREMISES AFFECTED—East side of Mosholu avenue, from West 254th street to West 255th street, Block 3421C, Lot 1311 and Block 3421D, Lot 1417, Borough of The Bronx.

APPEARANCES—

For Applicant: Alvin E. Gershen.

For Administration: Samuel L. Becker, Dep’t of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board February 13, 1946, on certain conditions; and

WHEREAS, the resolution was amended and plans submitted as being in substantial compliance with the Board’s requirements were approved by the Board July 23, 1946; and

WHEREAS, the resolution was further amended December 21, 1948, January 9, 1951 and May 15, 1951; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended May 25, 1954; and

WHEREAS, the applicant requested a further extension of the time within which to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 13, 1946, as thereafter *amended* by resolutions adopted through May 25, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. Applications 121 to 150/44)

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman and Sons, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 19A(h) of the zoning resolution permitting in a residence use district, for a term of years (10), the change of present uses of bake shop, storage and locker room, garage for more than five motor vehicles and packing room (previously granted by the Board) to storage of plumbing supplies, pipe cutting and threading, garage for more than five motor vehicles, offices, locker room, loading and unloading with door openings to loading berths less than the required width.

PREMISES AFFECTED—518-522 East 72nd street, south side, 298 ft. east of York avenue and 517-523 East 71st street north side, 273 ft. east of York avenue, Block 1483, Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep’t of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 25, 1954, on certain conditions; and

WHEREAS, the resolution was further amended on September 14, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, as thereafter *amended* by resolutions adopted through September 14, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution" (Alt. App. 143/54).

797-47-BZ—Vol. II

APPLICANT—George H. Colin, for Crew Levick Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 21 of the zoning resolution, permitting in a residence and business use district, the extension and reconstruction of existing gasoline service station to include lubrication, car washing, motor vehicle repairs, storage and sale of accessories and office, and permitting the parking of motor vehicles on unbuilt upon portion of lot, with show window nearer to residence use district than is permitted.

PREMISES AFFECTED—4880 Broadway, northeast corner of West 204th street, Block 2235, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 25, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that construction has been substantially completed, that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 54/52)

1022-47-BZ—Vol. II

APPLICANT—Felix J. Wasselle, for Millie Cardillo, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision

of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting the continuation in a residence and local retail use district, the storage of building materials, storage garage for four trucks, office and show rooms.

PREMISES AFFECTED—131-24 Springfield boulevard, west side, 104.52 ft. north of Adair street, Block 12729, Lot 16, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Felix J. Wasselle.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 24, 1953, on certain conditions; and

WHEREAS, the term of variance was extended on November 24, 1953 and March 30, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 24, 1953, as *amended* by resolutions adopted through March 30, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed and additional time is required to obtain a certificate of occupancy, that such a certificate of occupancy obtained within six months from the date of this *amended* resolution." (N.B. 128/53)

3-49-BZ

APPLICANT—Lama, Proskauer and Prober, for Felicia Lipschutz and Regina Gutwirth, owners (Corbin and Morrison, lessees).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy of one apartment on second floor to a private telephone exchange.

PREMISES AFFECTED—1400 Ocean avenue and 1916-1930 Avenue I, southwest corner, Block 6712, Lot 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 17, 1949, on certain conditions; and

WHEREAS, the term of variance was extended on May 22, 1951 and May 19, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 17, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of two years from the date of this *amended*

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resolution, to permit * * * that a new Certificate of Occupancy shall be obtained." (Alt. 4742/48)

673-49-BZ—Vol. II

APPLICANT—Paul Friedman, for Mallis Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash (nonautomatic) storage and sale of accessories and office, and permitting the parking of cars waiting to be serviced for a term of fifteen years.

PREMISES AFFECTED—223-09 to 223-19 Merrick boulevard and 133-30 to 133-38 224th street, northwest corner, Block 12962, Lot 84, Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 25, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 25, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution" (NB App. 4896/53).

826-49-BZ

APPLICANT—Samuel Cohen, for Martin J. Keating, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the change in occupancy from stable to cooperage and barrel storage.

PREMISES AFFECTED—118 Sullivan street, west side, 125 ft. south of Prince street, Block 504, Lot 28, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Cohen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 9, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 9, 1950 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained within six months from the date of this *amended* resolution" (Alt. App. 1858-49).

778-50-BZ

APPLICANT—Joseph V. McKee, for Morris Maran and Jerrold Golding, owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores) for a term of years.

PREMISES AFFECTED—154-25 to 154-57 Horace Harding boulevard and 59-61 154th place, northeast corner, Block 6732, Lot 70, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 25, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 15, 1951, as thereafter *amended* by resolutions adopted through May 25, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution" (N. B. 8335/50).

541-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Joseph Rusello, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business and unrestricted use district, the combining of two buildings at rear of site into one building, to be used as a motor vehicle repair shop, body and fender work, incidental paint and spray work (previously granted by the Board, but not built); and to permit the erection and maintenance on the front of site of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot (gasoline station previously denied under Cal. No. 372-41-BZ by the Board).

PREMISES AFFECTED—9001-9011 4th avenue and 402-414 90th street, southeast corner, Block 6082, Lot 6, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 5, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1954, by adding thereto:

"that in the event the owner decides to leave the existing wall in the rear instead of removing same, such wall may be permitted, as shown on plans filed with this request marked 'Received May 3, 1955' (1 sheet)." (N.B. 1877/50)

611-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Expert Concrete Breakers, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment as to curb cuts—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores, super-market, warehouse) and permitting the parking of patron's cars on unbuilt upon portion of lot, for a term of years.

PREMISES AFFECTED—35-35 24th street and 24-02 24-08 35th avenue, southeast corner, Block 338, Lot 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 5, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on May 4, 1954; and

WHEREAS, the resolution was amended on December 21, 1954; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1953, as thereafter *amended* by resolutions adopted through December 21, 1954, by adding thereto:

"that the arrangement of curb cuts may be as now proposed and as shown on revised plans marked, 'Received, May 11, 1955' (one sheet) on condition that in all other respects the resolution above cited shall be complied with." (N.B. 4277-52)

192-53-BZ

APPLICANT—Ludwig P. Bono, for Jack Brause and Peter I. Feinberg, new owner, former owner Schulte Real Estate Co., Inc.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use, E area district, the erection and maintenance of a business building (stores) nearer to the street line than is permitted; and permitting the parking of patron's cars on unbuilt upon portion of lot.

PREMISES AFFECTED—1102-1110 Metcalf avenue, northeast corner of Watson avenue, Block 3747, Lot 88, Borough of the Bronx.

APPEARANCES—

For Applicant: Ludwig P. Bono.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 7, 1953, on certain conditions; and

WHEREAS, the resolution was amended on May 18, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953, as thereafter *amended* by resolution adopted on May 18, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (NB App. 132/53)

780-54-BZ

APPLICANT—Bruno Koeppel, for Fred Stark, owner.

SUBJECT—Application for consideration—reopening as to amended plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, auto laundry, motor vehicle repair shop and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—201-06 Hillside avenue, southeast corner of 201st street, Block 10495, Lot 52, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Bruno Koeppel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 23, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 23, 1953, by adding thereto:

"that in the event the owner desires to omit the portion of the wall as hereinbefore required and to install two

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islands in connection with the sale of gasoline in place of one as proposed and to construct the accessory building with minor changes, such changes may be permitted as now indicated on revised plans marked 'Received May 2, 1955', 2 sheets, *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. 3239/54)

137-26-BZ—Vol. II

APPLICANT—Lipkowitz, Plaut & Lewis, for Culver Garage Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Melvin Salberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 21, 1955, at 10 A.M., waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin as notice, time to complete having expired March 23, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

303-26-BZ—Vol. III

APPLICANT—Reginald S. Hardy, for Hayson Corporation.

SUBJECT—Application for consideration—reopening as Vol. III as to new proposal, subject to regular procedure—re Application (decision of the borough superintendent) previously granted on condition under section 7e of the zoning resolution, to permit in a residence and business use district, the change in occupancy from public garage for more than five motor vehicles (previously granted by the Board), to manufacture of radio equipment and public garage for more than five motor vehicles, to be reconverted to garage at expiration of present lease.

PREMISES AFFECTED—405-423 44th street, north side, 38 ft. east of 4th avenue (Block 729, Lot 72), Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

52-48-A

APPLICANT—Reginald S. Hardy for Hayson Corp., owner.

SUBJECT—Application for consideration—re application (decision of the borough superintendent) to provide at least two legal exits from the 1st floor remote from each other with outward swinging doors, the exit ramps should be enclosed in the 2nd story.

PREMISES AFFECTED—405-425 44th street, north side, 38 ft. east of 4th avenue, Block 729, Lot 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Reginald S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, to consider new proposal in connection with Cal. 303-26-BZ—Vol. III, reopened this day.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

846-26-BZ—Vol. II

APPLICANT—Joseph Schafran, for Grace Battaglini and Angela Mondello, owners.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of area, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business district, the erection and maintenance of a gasoline selling station.

PREMISES AFFECTED—3156 Boston road, southeast corner of Burke and Lurting avenues, Block 4579, Lot 35, Borough of the Bronx.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of area.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

626-29-BZ—Vol. IV

APPLICANT—Herman Horowitz, for Rubel Corp., owner (The City of New York Dept. of Sanitation, lessee).

SUBJECT—Application for consideration—reopening as Vol. IV as to consider additional use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7f of the zoning resolution, permitting in a residence and business use district the change in occupancy from ice manufacturing plant to storage garage for more than five motor vehicles, with entrances (curb cuts) more than the permitted distance from the intersection (previously granted, alteration and extension of an existing ice plant, and also the use and extension of a pump room).

PREMISES AFFECTED—2012-2030 Neptune avenue and 2801-2809 West 21st street, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Herman Horowitz.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider additional use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

50-42-BZ

APPLICANT—M. B. Rhine, for Marie Rusciano, new owner, Helen Mahoney, former owner (Harry Barkoff, lessee).

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SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of two years, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1261 Jerome avenue, west side, 70 ft. south of West 169th street, Block 2855, Lot 28, Borough of the Bronx.

APPEARANCES—

For Applicant: M. B. Rhine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 21, 1955, at 10 A.M., waiving all requirements except new decision of the borough superintendent and to permit two notices in the Bulletin, the variance having expired February 3, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

330-42-BZ—Vol. IV

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. IV as to a new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence and business use district, the parking and storage of motor vehicles for a term of five years (previously granted by the Board for the erection of a theatre on the residence portion of the plot).

PREMISES AFFECTED—95-40 to 48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure to consider a new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

13-48-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Irving Israel, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider proposed use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, B area district, the extension to existing buildings on 1st floor, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—254 West 88th street, south side, 100 ft. west of Broadway, Block 1235, Lot 56, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Luca.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider proposed use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

934-48-BZ

APPLICANT—Lipkowitz, Plaut & Lewis, for Max Bauer, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7f and 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the permitted area.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street, Block 6314, Lot 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: Melvin Salberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing June 21, 1955, at 10 A.M., waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin as notice, time to complete having expired March 23, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

293-52-BZ—Vol. II

APPLICANT—Latham C. Squire, for 139 East 36th Street Corp., owner. (Pack Medical Foundation, lessee).

SUBJECT—Application for consideration—reopening as Vol. II to consider a new proposal, subject to regular procedure—re Application (decision of the borough superintendent), previously withdrawn in view of filing of an "A" appeal, under section 21 of the zoning resolution, to permit in a residence use district the conversion of premises from Class B multiple dwelling to doctor's office (Medical group) and multiple dwelling.

PREMISES AFFECTED—277-79 Lexington avenue, east side, 42 $\frac{2}{3}$ ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Latham C. Squire.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Volume II, to consider a new proposal subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

469-52-BZ—Vol. II

APPLICANT—A. Rollin Caughey for Cord Meyer Development Co., owner (Bay Terrace Cooperative Sections 2, 3, 4, and 5, lessee).

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use, F area district, the erection of more than one building on a lot, without the required rear yards, side courts and set-backs, and without the required parking or garage space.

PREMISES AFFECTED—18-39 to 18-95 211th street; 14-48 to 20-28 and 14-51 to 18-11 212th street; 212-02 to 212-52 and 212-01 to 212-49 16th avenue; 212-02 and 212-01 to 212-31 15th avenue; 211-02 to 211-54 and 209-35 to 211-85 18th avenue and 15-02 to 15-86 Bell boulevard (Block 5863, Lots 35, 60 and 110; Block 5918, Lots 30 and 40; Block 5857, Lots 50 and 110; Block 5872, Lot 2), Bay Terrace Cooperative, sections 2, 3, 4, and 5, Bayside, Borough of Queens.

MINUTES

APPEARANCES—

For Applicant: Charles H. Mulligan, Jr. and A. Rollin Caughey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider amendments.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

701-52-BZ—Vol. II

APPLICANT—Harold G. Abbey & Company, for Franshir Realty Company, owner.

SUBJECT—Application for consideration—reopening as to amendment and as to reduction in height—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7e and 21 of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted.

PREMISES AFFECTED—37-11 48th avenue, northwest corner of 38th street, Block 228, Lot 1, formerly Lots 1 and 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Harold G. Abbey.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on June 14, 1955 at 10 A.M. to consider a new decision of the borough superintendent and revised plans and to permit two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

229-53-BZ—Vol. I

APPLICANT—Maxfield Blaubeux, for DeKalb Properties, Inc., owner, Waldbaum, Inc., lessee.

SUBJECT—Application April 2, 1953—re (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit proposed occupancy of a market in a building partly within a business and partly residence use district, and to provide loading berth.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Sumner avenue, Block 1782, Lot 27, Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn as to Vol. I.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

229-53-BZ—Vol. II

APPLICANT—Maxfield Blaubeux, for DeKalb Properties, Inc., owner; Waldbaum, Inc., lessee.

SUBJECT—Application April 2, 1953—re (decision of the borough superintendent), under section 19A(j) of the zoning resolution, to permit proposed market in a building located partly within business and residence use district and provisions for off street loading and unloading.

PREMISES AFFECTED—876-880 DeKalb avenue, south side, 175 ft. west of Sumner avenue (Block 1782, Lot 27), Borough of Brooklyn.

APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol II, subject to the regular procedure to consider revised proposal and extension in area of proposed building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 4:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 26, 1955, as they appeared in Bulletin No. 18, Vol. 40, are hereby corrected to read as follows:

807-54-BZ

APPLICANT—Rubin Shapiro, for Parkwood Construction Corp., owner.

SUBJECT—Application October 25, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a class A multiple dwelling.

PREMISES AFFECTED—115-76 Park Lane south, northeast corner of Mayfair road, Block 3319, Lot 1, Kew Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Bernard Segal, Rubin Shapiro and Harold Schneider.

For Opposition: George Gross and Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3
Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1955 after due notice by publication in the Bulletin; laid over to April 26, 1955, for inspection by a committee of the Board and for decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, G area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 21, 1954, acting on N.B. Applic. 3411/54, reads:

"1M. Proposed erection of a multiple dwelling in a 'G' area, 'Residence' use district is contrary to Article II, Sec. 3(1) and Article IV, Sec. 16-B(a), Zoning Resolution."

and

WHEREAS, at the request of the Board a more complete list of objections including the above objection 1M was obtained and filed, i.e., the decision of the borough superintendent, dated April 4, 1955 acting on N.B. Applic. No. 3411-54, reads:

"1M. Proposed erection of a multiple dwelling in a 'G' area 'Residence' use district is contrary to Article II Section 3 (1) and Article IV, Sec. 16-B (a) Zoning Resolution.

(b) In a G district no portion of any building shall be erected nearer than 20 feet to the street line of the street on which it fronts.

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(c) In a G district no portion of any building shall be erected nearer than 10 feet to either side line of the lot except that a one story building or extension used exclusively for a garage may extend to within 5 feet of one side provided that such building shall be at least 70 feet from the street line of the street.

(e) In a G district no building shall occupy at the curb level more than 30 per cent of the area of the lot exclusive of accessory garages.

(f) Except as otherwise provided in this section, no building in a G district shall be erected which does not comply with the provisions in force in an F district."

and

WHEREAS, the applicant states that the premises consist of a plot, 176.13 ft. frontage by 158.22 ft. in depth, on which is located a one family dwelling; that it is proposed to erect a multiple dwelling 176.13 ft. front by 153.22 ft. in depth, irregular, six stories, 62 ft. 1 in. in height, of class 3 construction, to include doctor's office and 68-car garage; and

WHEREAS, the applicant further states that at the time of purchase, the property was in a D use area and the corporation purchased it solely for the purpose of constructing a multiple dwelling class A apartment house; that the contract for the purchase of the property was entered into on October 27, 1953, and a letter dated the same day was received by the City Planning Commission from a representative of property owners within the area affected, requesting a change of zoning from a D area to G area; that it had no knowledge of this letter or the application requesting change of zoning; that the first knowledge of any pending change of zone was on the 18th of December, 1953 when a notice appeared in the City Record; that in the interim the corporate owner took title to the site, ignorant of any possible impending change of zoning, and paid \$70,000; that the proposed amendment was subject to a public hearing by the City Planning commission on December 23, 1953 and the rezoning matter was further considered at a meeting of the City Planning commission on January 6, 1954 at which time the chairman of the City Planning commission transmitted to the Secretary of the Board of Estimate the resolution adopting the proposed zoning change from a D to a G area district and this was approved on January 28, 1954; that the rezoning included the subject site, thus changing it from a D to a G district which permits the construction of only single family dwellings; and

WHEREAS, the applicant contends that an invasion of its proprietary rights has been sustained by the rezoning of its land from a D to a G district, particularly when an examination is made of the area which was affected by the rezoning; that there were no conditions existing at the time of such rezoning which required or justified the limitations and restrictions placed upon the subject site; that the rezoning placed restrictions on the land which made it a liability and worthless for development; and

WHEREAS, the applicant further contends that within the rezoned area are a great many buildings between 40 and 50 years old and that such buildings are in direct violation with the requirements of a G district; that the D district had been established in 1916 and most of the structures contained within this district were erected to conform with the requirements of such district and they cannot now claim that they would be prejudiced by permitting a variance in view of the fact that they have heretofore owned or built the structure under the requirements of D district; that section 14 of the area district map had only two G districts in it and these were located in Jamaica estates and the Cord-Meyer section of Forest Hills; that the balance of section 14 is predominantly D or E districts; that the construction of an apartment house at the subject site could not possibly affect private dwelling owners or any of the two family or apartment house owners within the rezoned area; that the owners of 26% of the total affected area rezoned had filed objections with the City Planning commission; that the amendment to the area district map was illegally adopted by the City Planning

commission in that the change was initiated by letter of a representative of adjoining owners on October 27, 1953; that the Report of The Charter Revision Commission clearly states that adjoining property owners may petition the City Planning Commission for a requested change only in the month of April of any given year, whereas this request was made in the month of October which is in contradiction to the provision of law controlling; that the petition of such owners is therefore defective and the City Planning commission did not have the power or authority to use the defective petition of adjoining owners to initiate its own change of zone; and

WHEREAS, the applicant states that the present owner has held title to the property since December 7, 1953; that the assessed valuation of land is \$31,000 and of the building \$11,000 making a total of \$42,000; and

WHEREAS, the zoning of the area including this lot was changed from D area district to G area district, based on a report of the City Planning Commission dated January 6, 1954, CP-10431; in the report reference is made to one objector who desired to raze an existing private dwelling and erect a six-story apartment house; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution as to Objection 1M and that the application be and it hereby is *granted* under Section 21 to permit the erection of a Class A multiple dwelling within a "G" district, formerly a "D" district, substantially as proposed and as indicated on plans filed with this application marked, "Received, October 25, 1954" (five sheets) and "December 9, 1954" (3 sheets) *on condition* that the building shall comply with the requirements of the Zoning Resolution for a "D" district as formerly zoned and shall comply with the requirements of the Multiple Dwelling Law and all other requirements applicable to the construction and occupancy thereof; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—To include the objection of the Borough Superintendent dated October 21, 1954, on which the application was based and which was inadvertently omitted.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 3, 1955, as they appeared in Bulletin No. 19, Vol. 40, are hereby corrected to read as follows:

797-51-BZ

APPLICANT—Paul Friedman, for Urban Equities, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7h and 21 of the zoning resolution, permitting on a plot partly in a business use and partly in a residence use D area district, the erection and maintenance of a one-story business building (stores) using more than the area permitted and permitting part of the unbuilt upon portion of the plot in the business use district to be used for accessory off-street unloading; and permitting the use of the balance of the unbuilt portion of the plot, partly in the business use district and partly in the residence use district, for parking of patron's and employee's motor vehicles (no fee to be charged) for a term of five years.

MINUTES

PREMISES AFFECTED—1302-1316 Avenue Z and 2601 2617 East 13th street, southeast corner and 1320 Sheepshead Bay road (Block 7458, Lot 1), Borough of Brooklyn.

APPEARANCES—

For Applicant: Arthur Levine.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative. Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 27, 1952, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 14, 1953 and April 27, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1952, and thereafter *amended* by resolutions adopted through April 27, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that in view of the statement by the applicant that *no permits have been obtained and work has not commenced*, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution.” (N.B. App. 1934/51)

* Correction—Reference in the resolution to plans having been approved by the Department of Housing and Buildings deleted and the words “*no permits have been obtained and work has not commenced*” inserted therefor.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 12, 1955, as they appeared in Bulletin No. 16, Vol. 40, are hereby corrected to read as follows:

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R. C. Church, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubrication, wheel alignment, brake testing, car washing, accessory sales, loading and unloading berth and office; and permitting the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop and permitting the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 23th street, southeast corner, Block 665, Lots 6 and 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleiner and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the applicant requested on amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 29, 1954, by adding thereto:

“that as passed on by the Borough Superintendent on March 17, 1955, the lot numbers may be as follows:

Lot No. 6 for the proposed gasoline service station;

Lot No. 12 for the proposed garage;

that the assignment of two lot numbers for the proposed construction of gasoline service station and garage shall not in any way change the requirements of the resolution adopted by the Board June 29, 1954, except that separate permits may be issued thereunder for such lots, *as shown* on revised plans marked “Received February 17, 1955” (1) sheet” (N.B. 1334/53).

* Correction—Date of decision of the Borough Superintendent changed from March 17, 1954 to March 17, 1955 and Lot 19 changed to Lot 12 in resolution.

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, June 24, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954 and further hearing on March 25, 1955.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

PUBLIC HEARING

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district,

provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.

1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a tempera-

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ture below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

- 1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.
- 2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.
- 2.3. No dry cleaning unit shall be installed after the effective date of these Rules unless such unit is approved by the Board of Standards and Appeals.
- 2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Code.
- 2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.
- 2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.
- 2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles, but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there

may be a launderette, shirt laundering, shoe repairing, and fur storage.

- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3 shall not apply to those establishments created prior to the effective date of these Rules:

- 3.2.1. which is of wood frame construction;
- 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
- 3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Code.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever
 - 4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule 5 shall not apply to those establishments created prior to the effective date of these Rules:

- 5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either
 - (a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or
 - (b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.
- 5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.
- 5.2. Non-fire proof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.
- 5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.
- 5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any

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device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". in such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule 6 shall not apply to those establishments created prior to the effective date of these Rules:

- 6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.
- 6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.
- 6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

- 7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.
- 7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.
- 7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.
- 7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.
- 7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

- 8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with

adequate ventilation to provide at least four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

- 8.2. All Class A dry cleaning establishments shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.
- 8.3. The direct equipment exhausts or vents of all dry cleaning establishments whether Class A or Class B shall terminate to the outer air in the following manner:
 - (1) At least 7 feet above the roof, street, yard or court grade on which it opens of the premises in which said establishment shall be located, and
 - (2) the exhaust shall be under static pressure by reason of a mechanical fan, and
 - (3) The terminal of the exhaust, shall be at least five feet from any window or ventilating opening if said ventilating window or ventilating opening lies on the same plane as the exhaust terminal and when the legal ventilating windows, or other ventilating openings lie on a plane which faces in the direction of the exhaust terminal such terminal shall be at least 10 feet away from the same, and
 - (4) All direct equipment exhausts or vents shall be provided with mesh lint arrestors which shall be kept clean unless lint traps are provided on the units, and
 - (5) The requirements of subdivisions (1) and (3) of this Rule 8.3 shall not apply to those establishments created prior to the effective date of these Rules.

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments.
- 9.2. The proprietor of any Class A establishment shall furnish to any person cleaning out a dry cleaning unit an approved type respirator for his use during the process of cleaning out any such unit.
- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

Rule 12.

If any term, part or provision of any of the aforesaid Rules shall be held unconstitutional or ineffective in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts or provisions of these Rules.

RULES

RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS

Adopted by The Board of Standards and Appeals,
March 11, 1955, Effective April 4, 1955.
Cal. No. 64-55-SR

Authority.

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

- 1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.
- 1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City pursuant to Section C26-312.0(c)2 of the Administrative Building Code.
- 2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:
- 2.1 Concrete containing air-entraining cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
- 2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 of the Administrative Code, except that the percentage of fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.
- 2.3 When plain concrete containing air-entrained cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be $7\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be $6\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The following statement is explanatory only of the reasons presented to the Board for adopting the rules, but in no way is any part of this statement to be considered as contravening any part of the rules adopted.

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM Designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes Types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of $\frac{3}{8}$ " than for air-entrained concretes made with aggregates of $1\frac{1}{2}$ " to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division, and Eivind Hognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 605, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

RULES

RULES FOR THE TESTING AND USE OF BLENDED CEMENTS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS, AUGUST 2, 1940. EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, AUGUST 26, 1940.

(584-39-SR)

Authority:

Pursuant to the Authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of the City of New York, and C26-189.0, Administrative Building Code (2.2.1.1), and C26-312.0, paragraph c, subdivision 2, Administrative Building Code (7.1.1.7.3) reading: "Nothing herein contained shall be construed to prohibit the use of cements of other types which are approved by the board and are used in accordance with rules of the board governing their use."

1.0 Scope.

1.1 The intent of these rules is to provide a basis for the use of blended cements other than Portland Cement. Subject to the restrictions in the approval of the Board as to each brand, such blended cements may be used as substitutes for Portland Cement on an equivalent weight basis where Portland Cement is permitted.

2.0 Blended Cements.

2.1 Blended cements shall include an intimately interground mixture of approved Portland Cement with natural or artificial products composed of silica and alumina, which shall be mixed with Portland Cement in limited proportions, (except as may be otherwise provided for in the Administrative Code) and which will react in the presence of water to form a hydraulic cement.

2.2 Admixtures to Portland Cement shall have a previous record of satisfactory experience.

2.3 These rules shall not be applicable to harmless materials used as coloring, waterproofing, plasticizing, and freezing preventatives when used as admixtures to Portland Cement in quantities not in excess of 1%.

3.0 Manufacture and quality of Blended Cements.

3.1 A flow sheet in duplicate showing the process of manufacture and blending shall be filed with the Board as part of any application for approval which shall include the origin and the amount of materials used and proof as to quality and uniformity.

4.0 Available supply of raw materials.

4.1 Evidence shall be filed with the Board showing the potential supply of raw material available to the manufacture.

5.0 Fineness.

5.1 The specific surface shall be not less than 1800 sq. cm. per gram, as determined by methods of test described in A.S.T.M. specifications C115-38T.

5.2 The residue shall not exceed 15% by weight on a No. 325 standard sieve.

6.0 Soundness.

6.1 A pat of neat cement of normal consistency shall be subjected to tests for soundness by the methods outlined in A.S.T.M. specifications C77-36, and when

so tested it shall show no signs of distortion, cracking, checking or disintegration when subjected to the steam test, nor shall the expansion of the pat be greater than 5mm, when molded in Le Chatelier tong and stored in a standard moist closet for 24 hours.

6.2 In addition to these requirements, the expansion of three 1" x 1" x 10" bars of neat cement of normal consistency when subjected to the Autoclave test A.S.T.M. tentative method, shall not have an expansion in excess of 0.75%.

7.0 Time of set.

7.1 Time of setting shall be determined by test described in A.S.T.M. Specification C77-36, and the mortar so tested shall not develop initial set in less than one hour and final set in more than 10 hours as tested with Vicat or Gillmore needle.

8.0 Compressive strength for normal blended cements.

8.1 The average compressive strength of five 2-inch mortar cubes composed of one part of blended cement and 2.75 parts graded Ottawa sand by weight shall be not less than the following:

Age at Test	Storage of Cubes	*Compressive Strength
7 days	1 day in moist air, 6 days in water	2200 lbs. sq. in.
28 days	1 day in moist air, 27 days in water	3500 lbs. sq. in.

*When tested in accordance with Fed. Spec. SS-C-158

8.2 Tensile Strength.

The average tensile strength in lbs. sq. in. of not less than 5 mortar briquets composed of one part cement and 3 parts of Ottawa sand, by weight, shall be equal to or greater than the following:

Age at Test	Storage of Briquets	Tensile Strength Lbs. Sq. In.
3 days	1 day in moist air, 2 days in water	175
7 days	1 day in moist air, 6 days in water	275
28 days	1 day in moist air, 27 days in water	350

The average tensile strength of the mortar at 7 and 28 days shall be higher than that at 3 and 7 days respectively.

9.0 Blended cements having other properties.

9.1 When approval of the board is requested for the use of Blended Cements having high early strength, sulfate resistance or low heat of hydration, application shall be made to the board for additional tests to develop these properties.

BOARD OF STANDARDS AND APPEALS
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Copies of the Official Directory of the City of New York for the year 1955 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and

Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record"

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

BULLETIN

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CITY OF NEW YORK

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DIRECTORY

BOARD OF STANDARDS AND APPEALS

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Notice of Public Hearing on Proposed Rules Covering
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Resolution of The City of New York.

COURT DECISION

Matter of Long Is. Board:—On February 9, 1954, the Board granted a variance under Section 7, subdivision c. of the Zoning Resolution, to permit in a residence and business use district the erection and maintenance of a business building, with curb cut nearer to residence use district than is permitted; Cal. No. 540-53-BZ; Premises 87-11—11th Street, East Side, 166 ft. south of Jamaica Avenue Richmond Hill, Borough of Queens.

At Special Term, Part I, of the Supreme Court Mr. Justice Ritchie sustained the Board in the following decision:

"The respondents, Board of Standards and Appeals, and the intervenor-respondent, Long Island Tinsmith Supply Corporation, move for an order vacating an order of certiorari, dismissing the petition and affirming a determination of the respondent board contained in a resolution granting a variation in the application of the use district regulations of the zoning resolutions of the City of New York upon the application of the intervenor-respondent.

The petition sought to be dismissed on these motions challenges the jurisdiction of the board to grant the variation, asserts that its action was unlawful, arbitrary and capricious and that the petitioners and others opposing the application were deprived of a proper hearing.

Intervenor-respondent is the owner of a parcel of real property in the Borough of Queens. For the purpose of convenience the parcel will be considered as comprised of three plots hereinafter designated as plots 1, 2 and 3. Plot 1 faces on Jamaica Avenue, and on that plot is erected a building in which the intervenor-respondent conducts its business. Plot 2 faces on 11th Street, and in part is bounded by the westerly line of plot 1. Plot 3 faces on 11th Street and is immediately westerly of and adjoining plot 2. Plot 1 is wholly within a business use district. Plots 2 and 3 are located in a residence use district. It was for plot 2 that a variation of use was sought by intervenor-respondent, and on its application was granted a variation of use permitting the erection and use thereon of a building to be used in the conduct of its business.

Section 7, subdivision c, of the zoning resolution of the City of New York confers authority upon the Board of Standards and Appeals to vary the application of use districts in appropriate cases subject to appropriate conditions and safeguards, after public notice and hearing. Notice of the application and the date of hearing thereon were published by the board. A hearing was held on the application, and thereafter a resolution passed granting the variation of use upon conditions therein stated.

That part of section 7 of the zoning resolution embraced in subdivision c thereof, pursuant to which the variation is granted, confers upon the board authority to vary application of use district regulations so as to "permit the extension of an existing or proposed building into a more restricted district under such conditions as will safeguard the character of the more restricted district * * *."

The language of the section is clear in its intent to permit, in appropriate cases and subject to appropriate safeguards, the expansion of a business into a more restricted use area. That is precisely what was permitted by the board's resolution granting the variation. A reading of the pertinent sections of the zoning resolution and the record presented herein reveals that the procedure and action of the board were authorized, regular and within its jurisdiction.

The record does not support petitioners' contention that the board's action was arbitrary or capricious, nor were the petitioners, or other objectors deprived of a proper hearing. Objectors were present and in part represented by counsel at the hearing held on January 12, 1954. Near the conclusion thereof the following statement was made by the chairman: "We will lay this over to February 9, 1954, at 10:00 A.M. for inspection and decision without further argument." (S. M. of hearing appearing on page 89 of the return.) This statement was construed by petitioners to adjourn the hearing for all purposes, including the presentation of additional evidence, until February 9, 1954. This court finds that the wording of the chairman's statement does not sustain petitioners' construction thereof.

The petition is dismissed and the determination of the board affirmed.

(N. Y. Law Journal, May 25, 1955, p. 13.)

CALENDAR

DOCKET

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402-55-SA—Standard Perc Reclaiming Tumbler, Model R-30, manufactured by Standard Laundry and Machinery Co., Appliance.

403-55-SM—Universal-Rundle Corp., one-piece Bowl, No. 4010 and Sears, Roebuck and Co., one-piece Bowl, Model 738,49440, manufactured by Universal-Rundle Corp., Material.

404-55-SM—Ruberoid Gypsum Roof Deck Mix (poured gypsum roof deck over form-board), manufactured by The Ruberoid Co., Material.

405-55-A—H.B.M.—322-326 East 23rd street, south side, 281 ft. east of 2nd avenue, Block 928, Lot 43, Borough of Manhattan, Amendment to Alt. 32-55—re egress, etc.; stair enclosure, etc.

406-55-BZ—M.&A.—225-229 Beach 3rd street, west side, 240 ft. north of Seagirt avenue and 224-230 Beach 4th street, Block 103, Lot 14, Far Rockaway, Borough of Queens, decision—re parking of cars in a residence use district.

407-55-A—F.D.—Re: Packaging, transportation, storage and sale of combustible mixture known as "Cadox BSA" in fibre containers in New York City (containers not in conformity with Administrative Code requirements), Decision.

408-55-BZ—H.B.B.—1368-1370 39th street, south side, 120 ft. west of 14th avenue, Block 5298, Lot 34, Borough of Brooklyn, N.B. 758-54—re area excessive.

409-55-BZ—H.B.Bx.—1601 Bussing avenue, west side, 6.25 ft. north of East 232nd street, Block 4857, Lot 76, Borough of The Bronx, Alt. 327-55—re conversion of occupancy from 3 car garage to 3 car motor vehicle repairs (hand tools only), etc.

410-55-BZ—H.B.Q.—152-10 Rockaway boulevard, southeast corner of Baisley boulevard, Block 12125, Lot 11, Baisley Park, Borough of Queens, N.B. 1803-55—gasoline service station, ground sign, car washing, lubritorium, office, etc.

411-55-A—H.B.M.—15-17 West 18th street, north side, 285 ft. west of 5th avenue, Block 820, Lot 29, Borough of Manhattan, B.N. 3962-54—re egress, etc.

412-55-A—F.D.—Re: Transportation of No. 2 and No. 4 Fuel Oil in Tank Truck in New York City (capacity of tank greater than permitted by Administrative Code), Decision re Order No. 119-5.

413-55-A—F.D.—499-505 Court street, southeast corner of Huntington street, Block 476, Lot 6, Borough of Brooklyn, Decision re Order No. 48743-LC.

414-55-BZ—H.B.B.—361-371 89th street, north side, 100 ft. west of 4th avenue, Block 6062, Lots 45 and 48, Borough of Brooklyn, Alt. 1453-55—re parking and storage of motor vehicles in a residence use district.

415-55-BZ—H.B.Q.—240-02 Northern boulevard, southwest corner of Alameda avenue and 46-02 to 46-12 Hanford street, Block 8167, Lot 1, Douglaston, Borough of Queens, N.B. 2499-55—re automobile showroom, service of new and used cars, parts, storage sales, wheel alignment, parking of customers' cars, car polishing, etc., paint shop, gas pump for owners' use.

416-55-BZ—H.B.B.—187-193 Hegeman avenue, northwest corner of Watkins street, Block 3628, Lot 1, Borough of Brooklyn, N.B. 405-55—re gasoline service station, lubritorium, car washing; parking of more than 5 cars, etc.; show windows.

417-55-BZ—H.B.Q.—183-02 to 183-20 (183-10 official) South Conduit avenue and 144-01 to 144-13 183rd street, southeast corner and 144-02 to 144-18 184th street, southwest corner of South Conduit avenue, Block 3326, Lot 16, Springfield Gardens, Borough of Queens, N.B. 1406-54—re gasoline service station, ground sign, lubritorium, office, restaurant, kitchen purposes, etc.; parking of more than 5 cars.

418-55-BZ—H.B.B.—1318-1324 Avenue X and 2402-2412 East 14th street, southwest corner, Block 7415, Lot 6, Borough of Brooklyn, N.B. 857-55—re gasoline service station, lubritorium, minor repairs, etc.; entrance; show windows and signs, etc.

419-55-BZ—H.B.Q.—244-04 Francis Lewis boulevard and 243-02 to 243-06 South Conduit avenue, southwest corner and 139-03 to 139-11 243rd street, Block 13599, Lot 25, Rosedale, Borough of Queens, N.B. 1453-55—re gasoline service station, lubritorium, car washing, minor repairs, etc., office; parking of cars awaiting service.

420-55-A—H.B.M.—21-23 Peck Slip, northeast corner of Water street, Block 107, Lot 42, Borough of Manhattan, B.N. 865-55—re egress; fire escape, etc.

421-55-BZ—H.B.Bx.—547 Westchester avenue and 618 Hegney place, northeast corner, Block 2359, Lots 1 and 5, Borough of The Bronx, N.B. 719-55—re gasoline service station, lubritorium, car washing, sales of accessory parts, etc.; parking and storage, etc.

422-55-A—H.B.B.—638 Lorimer street, east side, 25 ft. south of Jackson street, Block 2747, Lot 7, Borough of Brooklyn, Alt. 550-55—re class 4 construction—proposed change in occupancy in structures 3 stories 34 ft. in height from store to meeting rooms, etc.

423-55-BZ—H.B.Q.—70-11 to 70-19 Northern boulevard and 32-62 to 32-70 71st street, northwest corner, Block 1166, Lot 37, Woodside, Borough of Queens, N.B. 826-55—re gasoline service station, lubritorium, repairs (minor), painting, etc.; parking of cars to be serviced, etc.; entrances.

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424-55-BZ—H.B.B.—111-113 Erasmus street, north side, 84 ft. 5 in. east of Rogers avenue, Block 5105, Lot 76, Borough of Brooklyn, Alt. 1266-55—re parking and storage of motor vehicles in residence and business use district.

425-55-BZ—H.B.M.—350-358 West 42nd street, south side, 82 ft. east of 9th avenue, Block 1032, Lot 58, Borough of Manhattan, N.B. 17-55—re parking garage (open type) for more than 5 cars.

Restored to Docket

157-48-A—Vol. II—H.B.Q.—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Jamaica, Borough of Queens, Alt. 622-55.

178-33-SA—Vol. II—Acme Type 1200 N Single action fire alarm station, manufactured by the Acme Fire Alarm Company, Inc., Appliance.

85-36-BZ—Vol. III—H.B.B.—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 847, Lots 1, 3 and 5, Borough of Brooklyn, N.B. 245-55.

463-50-BZ—Vol. II—H.B.Bx. 3221-3225 Boston road and 3250-3254 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx, N.B. 654-55.

172-36-BZ—Vol. II—H.B.Q.—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens, Alt. 499-55.

529-47-BZ—Vol. II—H.B.Bx.—2474-3478 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of The Bronx, Alt. 302-55.

496-32-BZ—Vol. II—H.B.M.—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot. 23, Borough of Manhattan, Alt. 231-55.

6-53-BZ—H.B.M.—109-111 East 87th street, north side, 80 ft. east of Park avenue, Block 1516, Lots 5 and 6, Borough of Manhattan, N.B. 53-52.

677-54-BZ—H.B.M.—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan, Alt. 879-54.

592-54-BZ—H.B.Bx.—205 West Fordham road, west side, 391-18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of The Bronx, N.B. 1054-53.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

	Last Publication
Arc and Gas Welding and Oxygen Cutting	Oct. 19, 1954.
Carbon Dioxide Liquefier, Rules	Mar. 18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April 12, 1955.

	Last Publication
Cements, Blended, Rules for Testing and Use of	Mar. 15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec. 28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July 13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April 24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug. 3, 1937—Vol. 22, No. 31
Elevator Rules	Mar. 3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb. 1, 1955.
Exit Rules (Revolving Doors)	June 15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar. 11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb. 22, 1955.
Fire Alarm Rules (Interior)	Mar. 4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar. 4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May 26, 1954.
Fire Retarding Rules for Garages, etc.	Apr. 22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr. 13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan. 21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr. 7, 1925—Vol. 10, No. 14
Hatchway Protection	June 5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar. 25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems	Feb. 11, 1947—Vol. 32, No. 6
Oil Burner Rules	May 25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May 27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept. 7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug. 3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)	Apr. 15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept. 7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar. 4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar. 22, 1955.
Sprinkler, Rules	June 29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June 8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June 7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept. 3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19 Jan. 3, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 7, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 7, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.
SUBJECT—Application September 18, 1951—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a retail use district the manufacturing on all floors, not incidental to conduct of a retail business conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

Laid over from May 3, 1955 to June 7, 1955, to permit the applicant to obtain a decision from the Building Department as to structural conditions to comply with the Labor Law and to permit the filing of a companion administrative appeal to be heard with the zoning application on the laid over date.

561-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.
SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a

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business use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27 and 31 and 32 Borough of Brooklyn.

Laid over from May 10, 1955, to May 17, 1955, at request of an objectant, applicant concurring; then to June 7, 1955, for inspection and decision; hearing closed.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application May 7, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used by a franchised automobile dealer as a show-room, storage garage, lubritorium, car wash, motor vehicle repair shop, under coating, front end alignment, new car conditioning, parts storage, sale and display of accessories, and office; and to permit the storage of customers' cars awaiting service—with business entrances and a business sign nearer the residence use district than is permitted; and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application April 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and the addition of four 550 gallon gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official), Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murry B. Brody, owners.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russong, owners.

SUBJECT—Application November 18, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing gasoline service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced; with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car washing (non automatic), motor vehicle repairs, and office, and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed.

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817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, southeast corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

Laid over from April 26, 1955, to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for further consideration by the Board.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor housekeeping conditions found on the premises and for decision; then to June 7, 1955, for applicant to furnish statement as to housekeeping conditions; hearing closed.

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from store to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

Laid over from April 12, 1955, to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed; then to May 24, 1955, for applicant to file revised plans showing additional means of exit and a sprinkler system throughout first floor and cellar; also to submit consent of adjoining owner for use of his premises as an exit; and for decision by the Board; then to June 7, 1955, for applicant to file revised plans as to sprinkler system.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and in-

crease in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory marking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for inspection and decision.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

Laid over from May 3, 1955, to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for revised plans showing machinery in the rear of the building.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A; then to May 24, 1955, for plans from three sources to be submitted as previously requested; then to June 7, 1955, for revised plans and for further consideration by the Board.

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. III—re (decision of the borough superintendent) under sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, D area district the erection and maintenance of a business building (super market), using more than the area permitted, and with an entrance to required loading berth nearer the intersection than is permitted.

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PREMISES AFFECTED—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

Laid over from May 24, 1955 to June 7, 1955, for inspection and decision; hearing closed.

933-54-BZ

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use, B area district the conversion of use of first and second floors in existing five story structure to business use, and to permit openings between the two structures on first and second floors to gain access from one building to the other; and to permit a two story extension of rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

Laid over from May 24, 1955 to June 7, 1955, for inspection and decision; hearing closed.

934-54-A

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212(lc) of the Multiple Dwelling re required yard level.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

997-54-BZ

APPLICANT—Irving H. Passel, for Thomas Nolan, owner (o/u/c Esso Standard Oil Co.).

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills, Borough of Richmond.

Laid over from May 24, 1955, to June 7, 1955, for inspection and decision; hearing closed.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

Laid over from May 3, 1955, to May 10, 1955, at request of attorney for objectors; applicant concurring; no further requests for adjournments; then to June 1, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for consideration and decision by the Board; hearing previously closed.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

Laid over from May 17, 1955 to May 24, 1955, applicant to file seven complete sets of plans as to proposed uses and entrances; then to June 1, 1955, for applicant to file revised plans as to curb cuts; hearing previously closed; then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 7, 1955, for consideration and decision by the Board; hearing closed.

100-48-BZ—Vol. III

APPLICANT—Henry Nordheim, for John H. Bush, owner (Henry Bellmann, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the maintenance of existing motor repair shop in store building (1878 Valentine avenue).

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue, and 350-360 East 178th street, south side, from Valentine to Webster avenues, Block 2815, Lot 1, Borough of The Bronx.

Laid over from June 1, 1955 to June 7, 1955, for decision.

382-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cono and Conetta Liquori, owners.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the sale and display of more than five new and used cars, with signs on Atlantic avenue, Shepherd avenue and Highland place frontage and office, for a term of years.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue, Block 3958, Lots 49, 51, 53 and 55, Borough of Brooklyn.

616-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner (Nicholas Pellidaro, lessee).

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7i of the zoning resolution, permitting in a business use district the change in occupancy from auto laundry, battery-testing and simonizing of cars, to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street, Block 6062, Lot 41, Borough of Brooklyn.

635-49-BZ

APPLICANT—Andrew DiCamillo, for Carmelo Sgarlato, owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision

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of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.

PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street, Block 409, Lot 14, Borough of Brooklyn.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Co., Inc., owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance steps and platform without the required set back from street line, and using more than the area permitted; and to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

151-55-A

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application January 20, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner (Shell Oil Company, lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing

accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

606-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of The Bronx.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

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15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch handsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, $\frac{1}{2}$ times height district the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side from West 58th to West 60th streets, 325-336 West 58th street and 20 West 60th street, Block 1049, Lot 29, and Block 1112, Lot 25, Borough of Manhattan.

305-55-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

718-54-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application September 21, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle and 20 West 60th street, southwest corner and 325-335 West 58th street, northwest corner of Columbus Circle, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 7, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon June 7, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan on the following matters:*

88-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Insulated Oven Enclosure, approval of.

90-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Indirect Fired Gas Heater, Type L, approval of.

89-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Type I. D. Direct Fired Gas Heater, approval of.

197-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Highbov Oil-Fired Warm Air Furnaces, approval of.

499-54-SA

APPLICANT—Fulton Boiler Works, Inc., owner.

SUBJECT—Application June 10, 1954—Fulton Oil-Fired Boiler Unit, approval of.

288-55-SA

APPLICANT—Tokheim Corporation, owner.

SUBJECT—Application April 6, 1955—Tokheim Gasoline Dispensing Pumps, Models 300 and 305 and National Gasoline Dispensing Pumps, Models 360 and 365, approval of.

67-55-SM

APPLICANT—Picone Brothers Builders Supplies, Inc., Owner.

SUBJECT—Application January 26, 1955—Picone Cinder Brick, approval of.

783-49-SM—Vol. II

APPLICANT—New England Lime Company, owner (C. C. Loomis, agent).

SUBJECT—Application reopened December 7, 1954 as Vol. II for test and report to consider change of name of owner and changes in construction—NELCO Kilnoise Acoustical Tile; previously approved re Kilnoise Acoustic Tile, Series 100.

521-45-SM—Vol. II

APPLICANT—Robert P. LeVine, for National Brick Company, owner.

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SUBJECT—Application reopened March 29, 1955 as Vol. II for test and report as to additional sizes—Nabcor High Pressure Steam Cured Burned-Clay Concrete Masonry Units; previously approved re Nabcor Sand-Crit High Pressure Steam Cured Units.

638-41-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application for consideration—reopening as to amendment to resolution—re United States Gypsum Pyrobar Gypsum Partition Tile, previously approved.

798-54-A

APPLICANT—Kitzler and Nurick, for Cohn Brothers Furniture Corp., owner.
SUBJECT—Application October 20, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—4701 5th avenue and 506-512 47th street, southeast corner, Block 766, Lot 8, Borough of Brooklyn.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).
SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.
PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.
SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—369 3rd avenue, east side, 49 ft. 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.
SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

658-54-A

APPLICANT—William A. Lacerenza, for 212 25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).
SUBJECT—Application September 1, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).
SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.
SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

107-55-A

APPLICANT—James E. Casale, for Arnold Bernhard Co., Inc., owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 East 44th street, north side, 167 ft. east of 5th avenue, 6th floor, Block 1279, Lot 7, Borough of Manhattan.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.
SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

506-54-A

APPLICANT—William H. Fuhrer, for 32 White Street Corp., owner.
SUBJECT—Application June 17, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—225 Varet street, north side, 96 ft. west of White street, Block 3109, Lots 47 and 36, Borough of Brooklyn.

222-55-A

APPLICANT—James H. Walsh, for Fire Department, City of New York, owner.
SUBJECT—Application March 23, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—223 East 25th street, north side, 300 ft. west of 2nd avenue, Engine House #16, Block 906, Lot 13, Borough of Manhattan.

149-55-A

APPLICANT—Robert Gottlieb, for New Side Realty Corp., owner.
SUBJECT—Application February 23, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—1347-1349 Boston road, north side, 288.06 ft. west of Jefferson place, Block 2934, Lot 52, Borough of The Bronx.

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 14, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.
PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).
SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in con-

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junction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy of second floor of existing public garage to factory use.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

Laid over from May 24, 1955 to June 14, 1955, for applicant to file plan of second floor; hearing closed.

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and business district for a term of ten years the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station,

lubritorium, and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles waiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

Laid over from May 24, 1955, to June 14, 1955, for inspection and decision; hearing closed.

487-54-BZ

APPLICANT—LeRoy Holman, for Gloria and LeRoy Holman, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a one family dwelling, nearer to the street line than is permitted.

PREMISES AFFECTED—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond.

701-52-BZ—Vol. II

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened May 24, 1955 for consideration of amendment as to reduction in height—re (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted.

PREMISES AFFECTED—37-11 48th avenue, northwest corner of 38th street, Block 228, Lot 1, formerly Lots 1 and 8, Long Island City, Borough of Queens.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the increase in height of existing storage garage by the addition of another story, and to permit the use of roof for the parking of motor vehicles.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application March 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

751-39-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the addition of motor vehicle repairs and the parking of motor vehicles awaiting service, to existing gasoline service station, lubritorium, auto laundry and office.

PREMISES AFFECTED—925 Hunts Point avenue, south side, from Southern boulevard to Bruckner boulevard, Block 2735, Lot 20, Borough of The Bronx.

165-48-BZ—Vol. III

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the extension in use of existing gasoline service station and motor vehicle repair shop, for a term of ten years' the erection and maintenance of an automatic auto laundry and to erect and maintain an additional motor vehicle repair shop, front end alignment, and a store for sale of accessories.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets (no power driven saws).

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

978-54-BZ

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the use of portion of first floor for the parking and storage of city owned (Board of Education) and employees' cars, with greasing and minor motor vehicle repairs to the city owned cars.

PREMISES AFFECTED—131 Livingston street, north side, 132 ft. 6 in. east of Red Hook lane (Pearl street) and 409 Red Hook lane, Block 154, Lot 1, Borough of Brooklyn.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner Peter Pan Playland Corp., lessee).

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a period of ten years.

PREMISES AFFECTED—2601-2609 Emmons avenue, north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 14, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

286-55-A

APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.

SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

90-55-A

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.

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SUBJECT—Application February 8, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1, Julia Richman High School, Borough of Manhattan.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.

SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 21, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

Laid over from June 1, 1955 to June 21, 1955, for inspection and decision; hearing closed.

50-42-BZ

APPLICANT—M. B. Rhine, for Marie Rusciano, owner (Harry Barkoff, lessee).

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1261 Jerome avenue, west side, 70 ft. south of West 169th street, Block 2855, Lot 28, Borough of The Bronx.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

934-48-BZ

APPLICANT—Melvin Salberg, for Max Bauer, owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the permitted area.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street, Block 6314, Lot 59, Borough of Brooklyn.

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwelling units and restaurant (cabaret—no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60 Borough of Manhattan.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

304-55-BZ—Vol. II

APPLICANT—Henry Nordheim, for Papp's Motors Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II re (decision of the borough superintendent) under sections 7a, 7i, 7h and 7A of the zoning resolution, to permit in the retail use district portion of plot the erection and maintenance of a motor vehicle repair shop, in conjunction with used car lot, (previously granted by the Board—never built) and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application reopened July 13, 1954 as Vol. II—re (decision of the borough superintendent) under sec-

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tions 7e and 7h of the zoning resolution, to permit in a residence use district the addition of parking of employees' cars (no fee to be charged), to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubine and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application April 6, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th streets; 425-435 East 48th street, north side and 422-430 East 49th street, south side, Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37, Borough of Manhattan.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office,

with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

100-55-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction, and extension of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—60 Richmond terrace, southwest corner of Wall street, Block 7, Lot 70, Tompkinsville, Borough of Richmond.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a period of ten years the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

166-55-BZ

APPLICANT—Paul Friedman, for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street Corp., owner (545 Madison Corp., long-term lessee).

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district the erection and maintenance of a bank and office building, without the required loading berth.

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PREMISES AFFECTED—545-547 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 21, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

668-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application July 30, 1954—Gold Bond Prefabricated Steel Stud, approval of.

48-55-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application January 12, 1955—National Gypsum Co., FR Fire Retardant Coating for Acoustifibre, approval of.

603-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application July 20, 1954—Gold Bond Gypsum Plaster and Gold Bond Lath Ceiling with Gold Bond Cli-Lok System (1 hr. fire resistive ceiling under steel joists), approval of.

1013-54-SA

APPLICANT—Rowe Manufacturing Co., Inc., owner. (City Milk Home Service Inc., Agent).
SUBJECT—Application December 28, 1954—Rowe Automatic Milk Vending Machine, Model 16, approval of.

518-53-SM

APPLICANT—Rector-Mineral Trading Corp., for Infal-Industria De Fabricacao, owner.
SUBJECT—Application June 30, 1953—Rector Infal Cork Insulation (manufactured in Montijo, Portugal), approval of.

298-55-SM

APPLICANT—W. J. Haertel & Co., owner (Owens-Corning Fiberglass Corp., Agent).
SUBJECT—Application April 1, 1955—Securitee Pan System (suspension system for acoustical ceilings), approval of.

770-45-SM

APPLICANT—Walter Maguire Company, Inc., owner.
SUBJECT—Application December 3, 1945—Cortland Emergency Aggregate, approval of.

27-55-SM

APPLICANT—Benda Products Inc., owner.
SUBJECT—Application January 10, 1955—Benda Flame-pruf (compound for flame-proofing fabrics), approval of.

650-49-SA—Vol. II

APPLICANT—Willima J. Feigley, for The Patterson-Kelly Company, Inc., manufacturer.
SUBJECT—Application reopened March 15, 1955 as Vol. II for test and report to consider new model—Patterson-Kelly Fuel Oil Heater with Fuel Oil Detector (preheater); previously withdrawn re Patterson Type "O" Fuel Oil Preheaters.

333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.
SUBJECT—Application reopened February 23, 1955, as to amendment to resolution to include additional sizes of

masonry units—re Double V Cinder Block (cinder concrete construction) sizes various: 4x8x18, 8x8x18, 12x8x16, 6x8x18, 10x8x16, 12x8x18 and 8x9x18; previously approved.

338-55-A

APPLICANT—Samuel Rosenblum, for Mor-Ming Corp., owner.
SUBJECT—Application April 25, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—128-130 East 56th street south side, 110 ft. west of Lexington avenue, Block 1310, Lots 61 and 62, Borough of Manhattan.

707-54-A

APPLICANT—Morris Hannes, for 220 Madison Avenue Corp., owner (Hutton Murray Hill, Inc., lessee).
SUBJECT—Application August 31, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—220-230 Madison avenue and 18 East 37th street, southwest corner, Block 866, Lot 64, Borough of Manhattan.

713-54-A

APPLICANT—Herman E. Horwood, for Loowal Realty Co. Inc., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60, Borough of Manhattan.

714-54-A

APPLICANT—Herman E. Horwood, for Rexton Realty Co., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58, Borough of Manhattan.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.
SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

429-55-A

APPLICANT—Vito P. Battista, for M. Rosenzweig, owner (o/u/c—Institute of Design and Construction).
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—309-313 Bridge street, east side, 135 ft. 2 in. south of Johnson street, Block 2047, Lot 7, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 24, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, June 24, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JUNE 28, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 28, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner (Tidewater Associated Oil Co., owner under contract).

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmary Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the

zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot. PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the additional use of motor vehicle repair shop to existing gasoline service station, lubricatorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

135-42-BZ—Vol. II

APPLICANT—J. B. Dow, for Hazeltine Electronics Corp., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F. area district, the extension of existing one story, office, research laboratory and light manufacturing, using more than the area permitted, and to permit the continuation of parking of motor vehicles—all for a term of twenty years.

PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue, Block 8400, Lot 146, Little Neck, Borough of Queens.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence than is permitted.

PREMISES AFFECTED—248-01 to 248-09 Northern boulevard and 43-55 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

70-52-BZ—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district the extension in use and area of existing parking and storage of motor vehicles on lot 77 to include lots 80 and 126.

PREMISES AFFECTED—88-34 to 88-38 161st street, west side, 269 ft. 2¾ in. north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens.

333-52-A—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—filed pursuant to section 35, General City Law re proposed use of premises in bed of a mapped street—160th street.

PREMISES AFFECTED—88-34 161st street, west side, 295 ft. 2½ in. north of 89th avenue, Block 9764, Lot 77, Jamaica, Borough of Queens.

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737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owners.

SUBJECT—Application reopened March 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris, Shachnow, Julius Israel and David H. Israel, owners.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles, and the erection of a shelter for attendant.

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32-27 inclusive, Borough of Manhattan.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the extension in area of existing gasoline service station, and the installation of five additional gasoline storage tanks, and to rebuild the existing station to include lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

91-55-BZ

APPLICANT—Kitzler and Nurick, for Jecoma Corp., owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction and reduction in size of garage for more than five motor vehicles, and to permit the inclusion of motor vehicle repair shop, and the parking of motor vehicles waiting service; to existing public garage, gasoline service station, greasing and office.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

125-55-BZ

APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories, and office with show windows nearer the residence use

district than is permitted; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owner (Irving Goodstein, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories.

PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

626-29-BZ—Vol. IV

APPLICANT—Herman Horowitz, for Rubel Corp., owner (Department of Sanitation, City of New York, lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7f and 21 of the zoning resolution, to permit in a business and residence use district the inclusion of a motor vehicle repair shop in an existing storage garage building.

PREMISES AFFECTED—2012-2030 Neptune avenue and 2801-2809 West 21st street, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 28, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 28, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

706-54-A—Vol. II

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk, Corp., lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. II—filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

738-54-A

APPLICANT—DeRose and Cavalieri, for 154 North 7th Street Holding Corp., owner.

SUBJECT—Application October 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-158 North 7th street, south side, 80 ft. west of Bedford avenue and 151-143 North 6th street, Block 2327, Lots 19-32 and 33, Borough of Brooklyn.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.

SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

812-54-A

APPLICANT—Rust-Oleum Corp., owner.

SUBJECT—Application October 18, 1954—Re: Transportation, storage and sale of combustible mixture known as "Rust-Oleum Lubricating Grease" in New York City (labelling of containers not in accordance with Administrative Code requirements).

177-55-A

APPLICANT—Canada Dry Ginger Ale Inc., owner.

SUBJECT—Application March 8, 1955—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—59-02 Borden avenue, south side, 191.02 ft. west of Maurice avenue, Block 2657, Lot 40, Maspeth, Borough of Queens.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.

SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

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BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

WEDNESDAY MORNING, JUNE 1, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 17, 1955, and the special meeting of the Board held on Friday morning, May 20, 1955, were approved as printed in the Bulletin of May 24, 1955, Vol. 40, No. 21.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner (Esso Standard Oil Company, lessee).

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service.

PREMISES AFFECTED—22-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Joseph Lynch.

For Opposition: Edward Sharf.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for consideration and decision by the Board; hearing previously closed.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district, the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh and Irving London.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for applicant to advise Board as to type of tenancy.

100-48-BZ—Vol. III

APPLICANT—Henry Nordheim, for John H. Bush, owner (Henry Bellmann, lessee).

SUBJECT—Application reopened November 23, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the maintenance of existing motor repair shop in store building (1878 Valentine avenue).

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue, and 350-360 East 178th street, south side, from Valentine to Webster avenues, Block 2815, Lot 1, Borough of The Bronx.

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APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A.M. for decision.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: J. G. Molloy, Henry George Greene, Herman Schrier and Arthur P. McNulty.

For Opposition: Edward Hoffman for Park Dept.

ACTION OF BOARD—Laid over to June 7, 1955, at 10 A. M. for consideration and decision by the Board; hearing closed.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Saul S. Nevins.

For Opposition: John Zenir, Salvatore Porcelluni, Joseph Villa, A. Miceli, Masullo and Josephine Porcellini.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for inspection and decision; hearing closed.

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner. (Tidewater Associated Oil Co., owner under contract).

SUBJECT—Application July 30, 1954 (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubritorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Max Suderov.

For Opposition: Robert N. Rose, Henry F. Kamps, Angelo Viola, Albert Lapping, John Dolan, A. E. Beckett, Walter F. Berka, Alfred Farina, Ann K. Wardell, William H. Ruhl, Salvatore Catalano, Jean Widmer, Veronica Gutwerk, Barbara Sahul, Agnes Gruser, Virginia Zarzycki, Ford A. Sramaud and Ignatino Zarzycki.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application November 9, 1954 (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim and Frank Pfeiffer.

For Opposition: None.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M., for inspection and decision; hearing closed.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—(decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot, to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Joseph W. Pfister, A. Pepe, Mary Brescio, Marie Caruso, Mary K. Mee, Morton L. Reed and B. Orlynkowich.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmarv Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—(decision of the borough superintendent) under sections 7e and 7h of the

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zoning resolution, to permit in a residence use district, for a term of fifteen years, the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner, and 10702 Flatlands avenue and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Martin Siegel.

For Opposition: C. J. Cammarata, N. Y. City Housing Authority.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

121-54-BZ

APPLICANT—Otto J. and Warren Sambach, for Ellanef Machine Tool Co., owner.

SUBJECT—Application February 5, 1954—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a storage warehouse in conjunction with adjoining building on lot 40 used as a machine shop.

PREMISES AFFECTED—97-09 50th avenue, north side, 80 ft. east of 97th street (Block 1880, Lot 43), Corona, Borough of Queens.

APPEARANCES—

For Applicant: Warren Sambach.

For Opposition: Donald J. Nallozzi, Carmela Calige, Mrs. Carlos Kuper, Carmen Olea, Anne M. Shannon, Laura Campay, Marcella Balestrieri, Mary Di Santis, Nettie Campagna, Lena Di Guiseppe, Anna Mele, Margaret Selafani, Anna Rapuano, Pauline Pullicino, Rose Vito, Frank Nota, Mrs. M. L. Schofield, Anna Trotta, Carl Piculin, Ernest Grauso, Camillo Dicerbo, Cesidio Martini, Edna Pfannmuller, Joan Pergola and Rose Chinconni and others.

ACTION OF BOARD—Application withdrawn, at request of the applicant, for submission of revised proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

911-26-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application December 27, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, the extension in area and use of existing gasoline service station (previously granted by the Board for lot 70), to include lubritorium, auto laundry (non-automatic), motor vehicle repairs and to permit the parking of cars waiting to be serviced, with a business entrance (curb cut) nearer the residence use than is permitted.

PREMISES AFFECTED—3550 Boston road, southeast corner of Kingsland avenue, Block 4728, Lots 70 and 76, Borough of the Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 18, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to June 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Kingsland avenue are in residence and business use, C and E-1 area, class 1 and class ½ height districts; Boston road is in a business use, C area, class: height district; and

WHEREAS, the decision of the borough superintendent, dated December 3, 1954 acting on N.B. Applic. 1352-54, reads:

"1. On the premises located in a business district and partly in a residence district the proposed extension of the existing gas station granted Feb. 1, 1927 on Cal. 911-26-BZ to include lot #76 and to extend the use to include gas service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service in accordance with amended resolution Bd. of S. & A. Cal. #911-26-BZ Vol. #II adopted is contrary to Sect. #3 & Sect. #4 (29) (46) of the Zoning Resolution and contrary to Resolution Bd. of S. & A. Cal. 911-26-BZ.

2. The location of part of the curb cut within 75 feet of the intersection with the abutting residence district is contrary to Sect. 7A(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 159.77 ft. frontage by 113.10 ft. in depth, irregular, on which is located a gas station erected under N.B. Applic. 591-27 for which certificate of occupancy No. 1682 was issued August 31, 1927; that fire department permits have been obtained annually and the station has been operated continuously since 1927; that on July 25, 1916 Boston road was zoned for business use for a depth of 100 ft. with the balance of the block to Tillotson avenue zoned for residence; that there has been no change in the use since that time; that the class 1 height of 1916 was rezoned to class 1 height along Boston road for a depth of 100 ft. with the balance of the block to Tillotson avenue changed to class ½; that the C area of 1916 was changed to C along Boston road for a depth of 100 ft. with the balance zoned E-1; that the height and area changes were made August 26, 1954; that it is proposed to remove the present accessory building, the three outside grease pits, the four dispensing pumps and rearrange the existing curb cuts and driveways; that a new 2-bay accessory building finished with porcelain enamel on masonry for the two street fronts will be constructed; that the building will be used as an office and sales room, rest rooms, combination heater and storage room, lubrication, car washing and minor repairing; that heating will be by means of an approved type, warm air, ceiling suspended furnace in the store room and supplied by a buried 550 gallon fuel oil tank; that the 8 present 550 gallon gas tanks will remain and a new single pump island with two dual, low type pumps will be installed and the island will be set back 15 ft. from the lot line; that it is further proposed to erect along the southerly and easterly interior lot lines, where not occupied by walls of the adjoining building a 4 ft. 6 in. woven wire fence of the chain link type, set on a masonry base 1 ft. high, for a total height of 5 ft. 6 in., and to provide planted areas; that it is also proposed to resurface the present concrete paving with blacktop in lot 70 and pave lot 76 with new blacktop or asphalt; that present curb cuts on Boston road will be rearranged so that there will be two 30 ft. cuts including splays, and also to provide a 30 ft. curb cut on Kingsland avenue; that no cut will be within 5 ft. of any street or lot line as extended; that the cut on Kingsland avenue is not within the first 25 ft. of the intersection with Boston road; that however, the proposed 30 ft. cut with the 5 ft. setback from Boston road is not within 75 ft. of the intersection with the abutting residence district; that sidewalks and curbs will be replaced or repaired to the satisfaction of the borough president; that the small portion

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of this property extending into the residence use district will be used solely for the lot line wall or fence and the planted area and will not be occupied by any building; and

WHEREAS, the applicant contends that on March 2, 1954, under Cal. No. 635-53-BZ, the Board granted a conditional variance permitting a motor vehicle repair shop at 3564 Boston road, block 4728, lot 79; that lot 79 adjoins the plot under appeal on the easterly side and is owned by Palmeri's service station who is the tenant of Gulf Oil corporation and operates the gas station as well as his own motor vehicle repair shop; that the west wall of the building used as the repair shop is unpierced and it is not proposed to have any openings into same; that Boston road is a main traffic artery and as such the proposed rehabilitation of the site is entirely in keeping at this point; that there are numerous non-conforming uses along Boston road in this area among which are the gas station in block 4723, lot granted by the Board under Cal. No. 570-48-BZ, the gas station in block 4724, lot 26 granted by the Board under Cal. 1-28-BZ and the gas station in block 4728, lot 42, erected prior to effective zoning in 1925; that in addition there are several repair shops and used car sales lots; that in view of the fact that the present facilities are nearly 30 years old, the need for rehabilitation is apparent and the granting of this application is requested so that competitive demands may be met; and

WHEREAS, the applicant states that the present owner has held title to the property since May 27, 1942; that the assessed valuation of land is \$33,100 and of the building \$5,000 making a total of \$38,100; that the building was erected in 1927; and

WHEREAS, the Board is familiar with this area and found inspection to be unnecessary; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, h and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten years, to permit the existing station as previously permitted by the Board under Cal. 911-26-BZ, Vol. 1 to be extended and reconstructed, substantially as proposed and indicated on plans filed with this application, marked "Received March 29, 1955", 4 sheets, *on condition* that all buildings and uses shall be removed and the premises reconstructed and arranged as indicated on such plans; that the existing and extended gasoline station shall be maintained solely within the business use district portion of the plot; that the portions of the plot to the southwest shall be fenced as hereinafter required and planted with suitable material, protected with a 6 in. concrete curbing; that the accessory building shall be of the arrangement and design proposed; that the fronts facing the streets shall be of face brick and the other elevations of common brick painted; that there shall be no cellar under the accessory building; that the heater shall be of an approved ceiling type; that in all other respects the accessory building shall comply with the requirements of the Building Code; that the pumps shall be located where shown and not nearer than 15 feet to the street building line; that such pumps shall be of a low approved type; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the balance of the premises shall be paved with concrete or asphaltic pavement; that there shall be erected on the lot lines where shown a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 in.; that such fence shall have suitable posts at termination points; that curb cuts shall be restricted to two to Boston road, each not over 30 feet in width, located where shown, and one curb cut to Kingsland avenue, of similar width; that the sidewalks and curbing around the premises shall be reconstructed or restored to the satisfaction of the borough superintendent; that under Section 7h for a similar term, there may be parking of cars, provided the parking does not interfere with the servicing of the station; that under section 7i for a similar term there may be minor repairing with hand tools only for adjust-

ments maintained solely within the accessory building; that under Section 7A the curb cut and entrance to the premises from Kingsland avenue may be permitted; that such portable firefighting appliances shall be maintained as the fire commissioner may direct; that at the intersection there shall be erected a block of concrete not less than 12 inches in height, extending for a distance of not less than 5 feet along each building line; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection of a post standard within the intersection of Boston road and Kingsland avenue for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, which sign may extend beyond the building line for a distance of not over 4 feet; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning resolution.

418-31-BZ—Vol. III

APPLICANT—Ingram S. Carner, for Hamilton Holding Corp., owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition under sections 7c and 7i of the zoning resolution, permitting in a business use district, the demolition of existing wood and metal structures and the erection of an extension to existing gasoline service station accessory building; to provide 13 one-car garages, lubritorium, car washing, motor vehicle repairs, wheel alignment, brake testing, storage and sale of accessories and office.

PREMISES AFFECTED—1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, on January 8, 1932 this application (Vol. I) under section 21 of the zoning resolution, was withdrawn after report of inspection was read and adopted, to permit in a business use district the erection and maintenance of a gasoline service station, affecting premises 1036-1060 Gravesend avenue, southwest corner of Parkville avenue, Block 5452, Lot 37, Borough of Brooklyn; and

WHEREAS, this application was reopened on January 23, 1934 (Vol. II); and

WHEREAS, on July 10, 1934 this application (Vol. II) was granted on condition, under section 21, to permit a gasoline selling station in a business use district, affecting premises 1036-1060 McDonald avenue (Gravesend avenue), northwest corner of 47th street, Block 5452, Lot 37, Borough of Brooklyn; and

WHEREAS, on July 9, 1935 application was reopened and time extended to complete work; and

WHEREAS, on October 1, 1935 application was reopened and resolution amended re, brand sign; and

WHEREAS, on July 10, 1936 application was reopened, resolution amended and plans approved; and

WHEREAS, on January 26, 1937 application was reopened and resolution amended; and

WHEREAS, on March 1, 1938 application was reopened and time extended to complete; and

WHEREAS, on April 1, 1952 application was reopened as Vol. III subject to regular procedure, to consider proposed extension of use and arrangement; and

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WHEREAS, on June 24, 1952 the Board amended resolution to permit extension of the gasoline service station use with accessory store to include lots 37 and 40 and to permit construction and rearrangement of a new accessory building, affecting premises 1036-1060 McDonald avenue and 2-18 Parkville avenue, southwest corner and 1901-1923 47th street, Block 5452, Lots 37 and 40, Borough of Brooklyn; and

WHEREAS, on March 3, 1953 application was reopened and amended to permit the erection of eleven 1-car garages; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on May 3, 1955 and set for hearing on June 1, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1955 acting on Alt. Applic. 717-55, reads:

"3. Proposed change of occupancy, in a Business Zone, from Gasoline Service Station, Lubratorium, repairs, wheel alignment, brake-testing, car washing, office, storage and sales of auto accessories, eleven (11) one car garages and retail store to 'Gasoline service station, repairs, including wheel alignment, brake testing, incidental body work and spraying, car washing, office, storage and sales of auto accessories, eleven (11) one car garages and retail store' is contrary to Article II, Para. 4a, subsections 29 & 46 of the Zoning Resolution.

(Note—Premises were subject of Bd. of Standards and Appeals variance under Cal. No. 418-31-BZ, Vol. 3)."

and

WHEREAS, the applicant requests that this application be reopened and resolution amended so as to permit the erection of a 4 in. concrete block non-bearing wall, so as to separate the permitted wheel alignment, brake testing and repairs from incidental body work and painting, which is proposed.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 10, 1934, as thereafter amended by resolutions adopted through March 22, 1953, by adding thereto:

"that in the event the owner desires to be permitted to erect a four inch concrete block wall where marked on plans filed with this request for amendment marked, 'Received, April 19, 1955' (one sheet), that such concrete block non-bearing wall may be permitted as passed on by the borough superintendent under Alt. App. 717/55 on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the partitioned off space with entrance to McDonald Avenue, shown on such plans, may be operated by the operator of these premises or may be rented out as a concession on condition that in any event the requirements of the resolution as to construction and as to signs shall be complied with and that such fire-fighting equipment shall be maintained as the Fire Commissioner shall require; there may also be permitted such painting shop, with ventilation through the roof; and that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within six months from the date of this amended resolution."

portion of the cellar as an architect's office (originally intended as a doctor's office).

PREMISES AFFECTED—170-10 Cedarcroft road, southeast corner of Homelawn street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Carl Heimberger.

For Opposition: Henrietta Haack.

ACTION OF BOARD—Application granted on condition.

THE VOTE

Affirmative: Chairman Murdock, Commissioners Kleinfert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on March 29, 1955 subject to regular procedure, to consider a new proposal; and

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to June 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Cedarcroft road are in a residence use, E area, class 1 height district; Homelawn street is in residence and business use, E area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 4, 1955 acting on N. B. Applic. 269-54, reads:

"1. Proposed use of portion of cellar for architect's office, as shown on plan filed 3/4/55, does not fall within the category of permitted uses in a Residence Use District. Art. II, Sec. 3, Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 159.47 ft. frontage by 100 ft. in depth, on which is being erected a six story, cellar and sub-cellar apartment house on a corner lot facing Cedarcroft road and Homelawn street; that an office wing of approximately 3,000 sq. ft. had been added contiguous to Homelawn street on the cellar level of the structure adjacent a store building facing Hillside avenue and Homelawn street; that this office portion was originally designed to serve as doctor's offices as permitted under section 3, Art. II of the zoning resolution; that the present owner was unable to lease this office area for such uses as permitted by the applicable laws; that it is proposed to utilize former office portion intended for doctor's offices for the use of an architect's office; and

WHEREAS, the applicant states that he has negotiated a lease, subject to approval by the Board, to occupy the premises for an architect's office; that portion of the building consists of fireproof floors and roofs and is separated from the remainder of the building by fireproof walls; that the entrance to the office is separate and remote from all other exits to the multiple dwelling; and

WHEREAS, the applicant contends that the proposed occupancy would be of a similar type as those permitted under the zoning law, i.e., doctor's offices, group medical centers, etc., and would therefore not alter the character of the residential section any more than if the above uses were housed in this office; that the office portion is adjacent to retail stores facing Homelawn street and is opposite a traffic circle, bus stations and taxi stands; that the proposed office would create a proper transition between the business and residential portion of this section; that there is a garage entrance directly below the office area and the second level garage of the apartment building abuts the rear of the office; that parking facilities are therefore available for employees and clients of the office; that it is proposed to landscape the entire area from the building to the lot line with ornamental shrubs and trees and to provide a setting fitted for the specific use contemplated; that inasmuch as this portion of the building, due to its location, is unsuitable for residential purposes, it is requested that this specific use be accepted and a variance of the applicable laws be granted; and

184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz, for Cedarcroft Associates, Inc., owner.

SUBJECT—Application March 9, 1955 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the use of

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WHEREAS, the applicant states that the present owner has held title to the property since June 6, 1950; that the assessed valuation of land is \$65,000 and of the building \$520,000 (partial) making a total of \$585,000; that the building was erected in March 4, 1955; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which gave the proposal careful consideration as to the possible effect if any on the balance of the apartment houses and the adjoining area which is zoned for residence use and it is the opinion of the Board that the proposed use will prove satisfactory and be preferable to some other uses that may be suggested for the subject premises; and

WHEREAS, the Board does not confirm the applicant's statement that the law would permit this space stated to be a cellar, as doctor's offices; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of five years, to permit a portion of the premises, stated to be a cellar, to be occupied as an architect's office by the applicant, substantially as proposed and as indicated on plans filed with this application, marked "Received April 11, 1955", 10 sheets, *on condition* that no use shall be made of this particular portion of the premises other than as herein permitted; that there shall be no signs erected on the premises except that at the entrance on Cedarcroft road there may be a bronze or brass sign advertising the name and profession of the occupant, provided such sign does not exceed 144 square inches; that no other sign advertising this proposed use shall be erected either on the windows or exterior of the building or on the inside showing through the windows; that all windows of this office shall be fitted with draperies or venetian blinds; that in all other respects this portion of the premises shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained, including a new certificate of occupancy and all work completed within six months from the date of this resolution.

461-37-BZ—Vol. IV

APPLICANT—Sylvan Bien, for 260 Madison Avenue Corporation, owner.

SUBJECT—Application July 8, 1954 (decision of the borough superintendent), under sections 7c and 7h of the zoning resolution, to permit in a residence and restricted retail use district, the use of unbuilt upon plot for right of way and for the parking and storage of motor vehicles (previously granted by the Board—see action of 354-51-A).

PREMISES AFFECTED—22B East 39th street, south side, 98 ft. east of Madison avenue and 23 East 38th street, north side, 98 ft. east of Madison avenue, Block 868, Lot 53, Borough of Manhattan.

APPEARANCES—

For Applicant: J. J. Stone and M. Brody.

For Opposition: O. Stanton.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: Commissioner Keating 1

Negative: Chairman Murdock, Commissioner Kleinert
and Deputy Chief Connolly 3

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. IV on July 20, 1954 subject to regular procedure, to consider proposal for parking on vacant portion of plot; and

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to June 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, East 38th street and East

39th street are in residence and restricted retail use, B area, class 1½ height districts; Madison avenue is in a restricted retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated June 24, 1954 acting on Alt. Applic. 65-54 and superseded by amendment to Alt. Applic. 65-54 dated October 8, 1954, reads:

"1. Proposed use of area in this application located partly in a Residence Use District and partly in a Restricted Retail Use District as (a) a parking lot for more than 5 motor cars in a Restricted Retail Use District and parking for motor vehicles in a Residence Use District; (b) a Right of Way between E. 38 and E. 39 sts. is contrary to Sec. 3 and 4B Art. II Zoning Resolution.

Note the proposed use of this area is contrary to B.S. & A. Resolution Cal. No. 354-51-A—Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 17 ft. and 24 ft. frontage by 197 ft. 6 in. in depth, irregular, presently vacant; that it is proposed to use the unbuilt upon plot and the right of way for the parking and storage of motor vehicles; and

WHEREAS, the applicant states that this plot with a frontage of 17 ft. on East 39th street and 24 ft. on East 38th street is open from street to street; that for 2 ft. of its entire depth and parallel to Madison avenue it is in a restricted retail use district and the remainder of the plot is in a residence use district; that it will be kept as a vacant piece of land for the life of the adjoining new building between its east lot line and Madison avenue; that this plot and the land that the adjoining building was erected upon were at one time one parcel of several tax lots under single ownership involved in a variance action before the Board under Cal. No. 461-37-BZ, Vols. I, II and III, for a parking lot for more than 5 cars and later for the erection of a fireproof building on practically the entire plot extending into the residence use district; that this building was never built; that this entire plot was also involved in another appeal under Cal. No. 354-51-A, Vols. I and II where permission was granted to reapportion the plot into two separate tax lots, one for a building to be erected entirely within a restricted retail use district and the other lot to become a separate entity; that this is the tax lot as the site in this appeal; that the 1st floor of the adjoining building and the site are shown on drawing No. 2; that the adjoining building and the subject site are still in single ownership; that the adjoining building, a class 1, 27-story office and bank building with a parking garage for 75 cars in its sub-cellar, has a Madison avenue frontage of 197 ft. 6 in. and 98 ft. on both East 38th and East 39th streets and is 309 ft. in height; that it is entirely in a restricted retail use, B area, 1½ height district; that this building was erected under N.B. 177-49 on a variance under Cal. No. 354-51-A and is now occupied under certificate of occupancy No. 42518; that permission is requested to occupy this vacant land for parking lot for more than 5 cars; that the zoning boundary line divides this property under single ownership; that the tax lot line does not extend to the allowable 25 ft.—only 15 ft. and 22 ft. within the residence use district; that permission is requested that the parking garage use in the sub-cellar of the existing building have the use of this open area as an overflow space, as an extension of permitted use; that the character of the district will not be affected; that this land, as a vacant plot, may deteriorate into a catchall for all debris in the neighborhood but as a parking lot it will be well kept; that this site must be kept vacant as the northeast section of the site, 15 ft. by 98 ft. 9 in., abutting the Williams Club, 24-26 East 39th street, in block 868, lot 51, has a covenant for maintenance of light and air; that the adjoining new building has to have the remainder of the site also available for light and air; that as part of the resolution under Cals. 90-53-A and 311-53-A, the right was granted to modify the lot line windows of the adjoining building on the understanding that the site was to be maintained as a vacant piece of land; that this site is

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completely divorced from the adjoining building and any property or structures, and therefore not a required open space or yard, and will stay in this condition as a separate entity; that as such it will be a non-income producing parcel; that the assessed value has been set at \$125,000 even though as part of the entire plot its cost was much greater; that it cannot be sold or disposed of in any way; that as a source of income, to defray part of its cost to the owner, it will be leased to the operator of the sub-cellar garage in the adjoining building as an overflow parking area and right of way for access to the East 39th street parking garage entrance by driving through the site from East 38th street, where this lessee has another sub-cellar parking garage in 13 East 38th street, block 868, lot 16; and

WHEREAS, the applicant contends that there is no school, playground, park, hospital, library or museum within 200 ft. of the site in any direction; that this site, to be occupied in a non-conforming use for a period of 10 years as a right of way and parking lot for more than 5 cars, is a method of easing a financial hardship with regard to the use of a non-productive parcel of land; that traffic from 5th or Madison desiring to enter the parking garage in 261 Madison avenue (the adjoining building) would have to travel easterly the entire block to Park avenue, then north on Park avenue for one block and then westerly for the entire block to the garage entrance; that this would mean almost $\frac{1}{4}$ mile of additional travel and waiting for several traffic light changes in an area that is quite heavily congested with car and truck traffic; that by permitting this right of way, a car would enter the site at East 38th street, drive through the site, and at East 39th street make a 180 degree turn which would bring it into the parking garage; that cars waiting admittance to the garage could wait on the right of way for traffic to ease off and then be taken into the garage; that all this is conducive to easing a bad traffic condition in a heavily congested area where parking facilities are at a premium; that the parking garage entrance is contiguous to the proposed right of way and side entrance to the building; that the certificate of occupancy notes that the garage in this building is for the exclusive use of tenants of building or their employees, customers or patrons; and

WHEREAS, the applicant states that the present owner has held title to the property since May 29, 1951 and that the assessed valuation of land is \$125,000; and

WHEREAS, no further inspection has been made of these premises in view of the Board's familiarity with the site and the vicinity from previous inspections; and

WHEREAS, the Board found that the space would be objectionable to adjoining owners not only for parking but particularly for the proposed thoroughway; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions c and h of the zoning resolution.

Resolved, that the decision of the borough superintendent, acting on Alt. Applic. 65/54, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

226-41-BZ—Vol. III

APPLICANT—James E. Casale, for Anton Meister, owner.
SUBJECT—Application reopened April 12, 1955 as Vol. III

—re (decision of the borough superintendent) under sections 21 and 7e of the zoning resolution, to permit in a residence use B area district, the erection of a building to be used for dwelling, accessory practice of chiropractic and private art gallery using in excess of 65% of the area of the lot.

PREMISES AFFECTED—60-62 East 86th street, south side, 134 ft. $5\frac{1}{3}$ in. east of Madison avenue, Block 1497, Lots 48 and $48\frac{1}{2}$, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale, Jacob Kaplan and A. E. Gunther.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.
ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, on July 15, 1941 under Cal. No. 226-41-BZ, Vol. I, an application filed pursuant to section 7, subdivision a of the zoning resolution, to permit in a residence use district the alteration and extension of an existing business building, was withdrawn after argument; and

WHEREAS, on November 27, 1951 under Cal. No. 226-41-BZ, Vol. II, the Board granted a variation of the use and area district regulations of the zoning resolution under section 7, subdivision (e) and section 21 to permit for a term of 10 years the occupancy of a building one story in height, for use as a store, 30 ft. front by 90 ft. 2 in. in depth; and

WHEREAS, this application was reopened by a vote of the Board April 12, 1955 as Vol. III, to consider a new proposal and a new decision of the borough superintendent; and

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin of the Board; and

WHEREAS, the maps accompanying the zoning resolution show that the site is in a residence use, D area, class $1\frac{1}{2}$ height district; that Madison avenue is in retail and restricted retail use districts; that the balance of the area deemed affected by the Board is located in a residence use district and the entire area deemed affected by the Board is located in a B area, class $1\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent dated March 10, 1955 on N. B. Applic. 16-55, reads:

"1. Proposal to erect a building in a 'Residence B' district on an interior lot and occupying more than 65% of the area of the lot at curb level is contrary to Art. IV Sect. 12 of the Zon. Resol.

2. Proposal to use the 1st floor for the practice of chiropractic as accessory to residence and the 2nd floor as a private art gallery are not permitted uses in a residence use district. Art. II Sect. 3 of Zon. Resol."

and

WHEREAS, the applicant states that the proposed building will be 3 stories, 35 ft. 4 in. in height, 30 ft. front by 90 ft. in depth at street level, 30 ft. front by 66 ft. 4 in. in depth at typical floor level, of class 3 construction, located on a lot 30 ft. front by 102 ft. 2 in. in depth, and used and occupied as a dwelling and for the accessory practice of chiropractic and for a private art gallery; and

WHEREAS, the applicant contends that on the plot there is a foundation wall for a building one story in height beginning at a point 2 ft. south of the building line and extending 90 ft. south to a point within 10 ft. 2 in. of the rear lot line; that this building was started pursuant to a variance granted by the Board under Cal. No. 226-41-BZ but was subsequently abandoned and therefore only the foundation walls and first tier beams exist; and

WHEREAS, the applicant states that the proposed new building will be occupied by the owner, who will make his residence on the 2nd and 3rd floors and will use the 1st floor as offices and treatment rooms in the practice of his profession of chiropractic; that in addition to the professional suite, a complete apartment will be installed in the rear of the building for the owner's daughter's residence; that the cellar of the building will provide an office for secretary and files in conjunction with the professional use on the 1st floor; and

WHEREAS, the applicant states that the proposed building will extend 90 ft. from the building line on the 1st and 2nd floors for the full width of the lot; that the 3rd story will extend but 66 ft. 4 in. back from the building line, which is the allowable coverage in a residence use, B area district; that the rear yard remaining will be 10 ft. 2 in. in depth; and

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WHEREAS, the applicant contends that the building to the west is a five story store and dwelling occupying the entire lot on the ground floor; that the easterly adjacent 14-story residence building is built to a depth of 88 ft. from the building line; that neither of these two buildings will be affected by the proposed extension as they receive adequate light and air from their present surroundings; that the westerly building adjoins a school playground which is unbuilt upon and the apartment building adjoins to the east has adequate light and air by virtue of its yard and courts; that the property directly to the rear of the building in question is occupied by a public school and its light and air will not be impaired due to the fact that the school has a playground area for that purpose; and

WHEREAS, the applicant contends that although section 3 of the zoning resolution prohibits the practice of chiropractic in a residence district, he is of the opinion that this profession should not be classed as undesirable in a residence use district; that 58 East 86th street is occupied as a beauty salon on the 1st story which constitutes a non-conforming use in a residence use district; that the proposed building will enhance the surrounding property and will in no way have an appearance other than that of a fine, exclusive residence building; that the use of the 2nd floor by the owner as part of his residence will include a private exhibition room for the owner's personal art collection; that no sales will be made on the premises and the owner does not intend to commercialize his art collection, but rather to provide suitable surroundings for the display of portraits and other valuable works of art he has collected; and

WHEREAS, the applicant states that the present owner has held title to the property since February 4, 1955; that the assessed valuation of land is \$64,000 and of the building \$11,000 making a total of \$75,000.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 27, 1951, by adding thereto:

"that in the event the owner desires to construct a building three stories and cellar in height for the occupancy as now proposed and as indicated on plans filed with this application, marked 'Received March 22, 1955', 7 sheets, such change may be permitted provided the requirements of the resolution above stated shall not be increased as to area coverage and that the area above the first floor shall not exceed that shown on such plans; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the occupancy shall be as proposed; that signs shall be restricted to those permitted in a residence district, including a bronze sign not over 100 square inches in area at the entrance to the professional office; that suitable fences shall be maintained on the rear and side lot lines; that the rear yard shall be paved and drained; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

30-48-BZ—Vol. II

APPLICANT—Adolph Friedel, for Moe Friedel, owner.

SUBJECT—Application reopened May 3, 1955 for consideration as to amendment of resolution—re (decision of the borough superintendent) previously granted on condition, under sections 7c, 7i, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles and with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford avenue and 109-131 Sullivan place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Adolph Friedel.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application (Vol. I) under sections 7c and 7e of the zoning resolution, to permit in a residence and business use district, the proposed change of use from existing office, gasoline service station and lubritorium, to include the parking and storage of more than five motor vehicles, affecting premises 1701-1725 Bedford avenue and 109-131 Sullivan place (street), northeast corner, Block 1304, Lot 1, Borough of Brooklyn, was withdrawn without prejudice on December 7, 1948; and

WHEREAS, on September 27, 1949 the Board reopened this application as Vol. II, subject to the usual procedure, to consider a new decision of the borough superintendent; and

WHEREAS, on February 7, 1950 this application was granted on condition under section 7c to permit gasoline service station to be reconstructed and to permit the parking and storage of motor vehicles under section 7h for a term of two years within the residence use portion of the plot; and

WHEREAS, on April 11, 1950 this application was reopened and resolution amended to read—"that there shall be erected along the rear lot line to the east a substantial masonry wall—"; and

WHEREAS, on October 17, 1950 this application was reopened and resolution amended and time to complete extended; and

WHEREAS, on June 5, 1951 the Board reopened this application and amended the resolution as to curb cuts; and

WHEREAS, on February 5, 1952 and February 24, 1954 the term of variance was extended under section 7h for a term of two years; and

WHEREAS, on July 27, 1954 the Board reopened the application and amended resolution to read—"that in event the owner desires to maintain a diner on the premises as proposed, such extension of use may be permitted"; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on May 3, 1955 and set for hearing on June 1, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated April 29, 1955 acting on N.B. Applic. 659-54, reads:

"2. Proposed used car sales lot, in connection with an existing gasoline service station, lubritorium, auto laundry, office, parking & storage of more than 5 cars, on a lot partly located within a residential district & partly within a business district, is contrary to Art. 2 Sect. 3 & Art. 2 Sect. 4a-46 of the zone resolution."

and

WHEREAS, the applicant states that his client desires to lease the northerly 40 ft. of the premises known as 1701 Bedford avenue, Brooklyn, for use as an open used car lot; that there will be no buildings erected in this area.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 7, 1950, as thereafter amended by resolution adopted through July 27, 1954 by adding thereto:

"that in the event the owner desires to occupy a portion of the space, heretofore permitted for parking, also for the sale of used cars that such space as indicated on plans filed with this request for amendment marked, 'Received, May 3, 1955' (one sheet) may be so occupied toward the northerly portion of the plot, as thereon indicated, and separated from the balance of the premises

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by a pipe barricade as proposed and as indicated; that such space may be rented to the car sales agency now located in the building adjoining to the north; that there shall be no opening from such building to this car sales space; and that signs shall be restricted to a sign of the size as indicated on such plans; that in all other respects the requirements of the resolutions above cited shall be complied with."

344-54-BZ

APPLICANT—Ludwig P. Bono, for Lax Realty Corp., owner, Peter Taylor, lessee.

SUBJECT—Application May 4, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy on second floor, from showroom to offices and studio (charm and fashion consultants).

PREMISES AFFECTED—409 Central Park west, west side, 75 ft. 8 in. south of West 101st street, Block 1836, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Ludwig P. Bono and Martin Lax.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Central Park west and West 101st street are in a residence use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated April 22, 1954 acting on amendment to Alt. Applic. 174-50, reads:

"1. Proposal to change the use of the 2nd floor of premises, located in a Residence Use District, from one non-conforming use to another non-conforming use is contrary to Art. II Sect. 3 and Sect. 6(a) of the Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 25 ft. 3 in. frontage by 100 ft. in depth, on which is located a building 25 ft. 3 in. front by 97 ft. in depth, 2 stories, 32 ft. in height, of class 3 construction, used as store (tailoring and dry cleaning) on 1st floor and showroom on 2nd floor and was erected in 1908 prior to zoning laws under N.B. 131-08 for use as stores; that Alt. 138 of 1923 indicates building legally used for store and showrooms; that it is proposed to use the second floor as offices and studio (charm and fashion consultants); and

WHEREAS, the applicant contends that in January 1950 the present owner rented the entire building from the previous owner with the express purpose of installing a store for tailoring and dry cleaning on 1st floor and sub-leasing the 2nd floor as a showroom; that in March 1950 plans were approved by the department of housing and buildings under Alt. 174-50 for these uses; that in connection with this alteration the front was remodeled into its present dignified treatment; that the 2nd floor remained vacant until June 1950 at which time a religious group rented this floor for use as a synagogue under an amendment to Alt. 174-50; that although work was completed and 2nd floor occupied as such for several months, it was subsequently vacated before a certificate of occupancy could be obtained, thus causing the floor to revert to showroom occupancy; that the present owner acquired title to the building on June 29, 1950 and found himself with a half occupied building with the ever present heavy overhead placing his very substantial investment in peril; that consequently the owner, in the mistaken

belief that the law permitted the transition from showroom to offices and studios, granted a lease to the present 2nd floor tenants (exclusive charm and fashion consultants engaged in editorial and promotional activities in connection with publication of a charm magazine and also charm and fashion consultants with clients); that although the owner, out of extreme necessity and good faith, violated the zoning law in permitting the change in question, he did not adversely affect the neighborhood character since the professional nature of the present offices and studios with its quiet dignity is more in keeping with the surroundings than the contrasting flamboyancy of the existing legal showroom use with its inherent heavier traffic and loading and unloading operations; that the neighborhood, containing several non-conforming uses such as multi-story public garages in lot 1, block 1835, stores in lots 11 and 21 of block 1837, stores in lots 54 and 47, block 1836, and on Central Park west in lots 29 and 31, restaurant, store and hairdressing salon, is primarily residential in character; and

WHEREAS, the applicant states that the present owner has held title to the property since June 29, 1950; that the assessed valuation of land is \$25,000 and of the building \$20,000 making a total of \$45,000; that the building was erected in 1908; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the zoning resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e for a term of ten years, to permit the occupancy of the 2nd floor of the building for the use as proposed and indicated on plans filed with this application, marked "Received May 4, 1954," 4 sheets, on condition that the use as proposed shall conform to that permitted in a restricted retail district; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained, including a certificate of occupancy and all work completed within six months from the date of this resolution.

415-54-BZ

APPLICANT—Charles Abrahams, for Peter Bilinski, owner.

SUBJECT—Application May 25, 1954 (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, D area district, the demolition of existing frame structures and the extension of building under construction on remaining unbuilt upon portion of plot to be joined with existing structure fronting on Liberty avenue, using more than the area permitted.

PREMISES AFFECTED—148-15 105th avenue, north side, 125.15 ft. east of 148th street and 148-12 Liberty avenue, Block 10061, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Charles Abrahams.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Liberty avenue, 105th avenue and 148th street are in an unrestricted use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated May 11, 1954 acting on N. B. Applic. 3956-52, reads:

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"1. The covered area of plot is contrary to Art. 4 Sec. 14(c) of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.04 ft. and 25.02 ft. frontage by 211.30 ft. in depth, irregular, on which there exists a one story non-fireproof store building fronting on Liberty avenue having an area of 800 sq. ft. of no record, and two frame buildings of no record having a combined area of 2,160 sq. ft.; that N. B. Applic. 3956-52 was approved for a one story building 25 ft. by 105 ft. fronting on 105th avenue, which is now being erected; that the two frame buildings will be demolished and the one story store building fronting on Liberty avenue will be used as an office for the establishment; that it is proposed to extend the one story building now under construction to occupy the remaining area of the lot; that the total area occupied will be 6,673.5 sq. ft., of which 700 sq. ft. will be loading space, and the area occupied in excess will be 2,303 sq. ft.; and

WHEREAS, the applicant contends that the owner of the subject premises is presently engaged in the manufacture of auto truck bodies on the ground floor of 148-15 Liberty avenue, directly opposite the site; that the area of this establishment is extremely inadequate for his business and in order to acquire additional space he is now erecting the 25 ft. by 105 ft. building located on the site and fronting on 105th avenue; that the granting of a variance to extend the area of this building would make it possible for the owner to discontinue his establishment at 148-15 Liberty avenue and conduct his entire business under one roof, thereby increasing his efficiency of operation; that Liberty avenue is a very heavily trafficked street at this point and hazardous to cross; that the granting of a variance will not affect any adjoining premises as to light and air; that the proposed extension will result in improving the existing conditions; that the frame sheds will be demolished, thereby removing a fire hazard; that the unobstructed entry to the unenclosed area on Liberty avenue and to the frame shed will also be eliminated, thereby removing a condition which promotes vagrancy and juvenile delinquency; that the maintenance of existing conditions is less desirable to adjoining property owners than the erection of a building without open spaces in conformity with section 14(c) of the zoning resolution; and

WHEREAS, the applicant states that the owner has held title to the Liberty avenue frontage since February 14, 1950 and to the 105th avenue frontage since February 28, 1952; that the assessed valuation of land is \$7,200 and of the buildings \$4,800 making a total of \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, as to area, to permit the building as proposed and as shown on plans filed with this application, marked "Received May 25, 1954", 4 sheets, and "May 2, 1955", 1 sheet, to be reconstructed, replacing existing buildings and existing open spaces, *on condition* that the proposed building shall not be increased in height or area beyond what is now proposed and in all other respects shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

581-54-BZ

APPLICANT—Joseph Cohen, for Jack and Ruth Feldman, owners.

SUBJECT—Application July 12, 1954 (decision of the borough superintendent), under sections 7a and 21 of the zoning resolution, to permit in a residence use, E-1 area

district, the existing occupancy as three family dwelling, formerly a two family dwelling, without the required side yard and nearer to street line than is permitted.

PREMISES AFFECTED—1925 Hering avenue, west side, 243.76 ft. north of Rhinelander avenue, Block 4275, Lot 29, Borough of the Bronx.

APPEARANCES—

For Applicant: Joseph Cohen and H. Silverman.

For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for inspection and decision; hearing closed; then to April 12, 1955, for applicant to file plans with the borough superintendent and obtain a complete examination and a new decision and to file an administrative appeal with the Board if necessary; premises have been inspected by a committee of the Board; then to April 26, 1955, for further consideration as to new objection filed at this hearing and revised plans filed at this hearing and for report from the Department of Housing and Buildings on letter written to that department; then to May 17, 1955, applicant to be notified; then to June 1, 1955, for further consideration after applicant has investigated recent amendments to the Multiple Dwelling Law; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Rhinelander avenue is in a residence use, E-1 area, class 1¼ height district; Hering avenue is in residence and business use, E-1 area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated June 26, 1954 acting on Alt. Applic. 478-54 and superseded by decision dated May 24, 1955, re Alt. Applic. 478-54, reads:

"A1. Changing the occupancy of the 3 story 2 family brick dwelling to 3 family occupancy in an E-1 area district is contrary to Section 15A(a) of the Zoning Resolution.

A2. Conversion of the 2 family dwelling to 3 family occupancy in an E-1 area district is contrary to Section 15A(e) and 19(g) of the zoning Resolution in that the side yard must be at least 15 feet in width as per Departmental decision of Borough Superintendents, at a meeting held on March 5, 1954 under item #2."

and

WHEREAS, the applicant states that the premises consist of a plot, 36.24 feet frontage by 100.07 ft. in depth, irregular, on which is located a building of masonry construction, two stories and attic, erected in 1949; that the premises were purchased January 3, 1950 from the builder, who had a certificate of occupancy for two families, and the builder advised the purchaser that it was possible to obtain a certificate of occupancy for three families in that zone; that the building was constructed for and has been occupied by 3 families; that although the builder filed plans showing only two family occupancy he completed the attic floor for occupancy by a third family; that since about one week after date of purchase by present owner, three families have occupied the building; and

WHEREAS, the applicant contends that prior to November of 1953, a certificate of occupancy for three families could have been obtained by filing the necessary plans with the department of housing and buildings and by making just a few alterations; that however, in November 1953 the zone was changed from a C district to an E-1 district; that the application herein is for the granting of a certificate of occupancy for use as a three family existing, not hereafter erected building, by variation of the zoning resolution to allow such occupancy in an E-1 district and also to allow the existing side yard of about 4 ft. instead of the 15 ft. required; that

MINUTES

the following are the proposed changes which will change existing conditions of the building: that the wall in the rear of the garage be reinforced by a new 4 in. cinder block wall; that the ceiling of the garage be fireproofed; that the doors on the 2nd floor be made self-closing; that a fire escape be erected in the rear of the building; that the doors on the 3rd floor be made self-closing; that the attic floor plan be altered to show three rooms and kitchen in addition to the bath now shown on plans, in place of the storage place shown on original plans filed by builder; that the 3 rooms, kitchen and bathroom have been in existence since the erection of the building; that a summons was issued by the department of housing and buildings for violations and was returnable in Municipal term of the Bronx Magistrates Court on June 14, 1954 at which time the case was adjourned until July 12, 1954 in order that action might be commenced before the Board; that on July 12, 1954 the case was disposed of by the payment of a fine of \$10; and

WHEREAS, the applicant states that the present owner has held title to the property since January 3, 1950; that the assessed valuation of land is \$2,200 and of the building \$15,800 making a total of \$18,000; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant stated that plans filed with the Borough Superintendent and the Board show complete compliance with the requirements of the Multiple Dwelling Law for an existing building; and

WHEREAS, the recent amendment to Section 15, E districts, as to yards which are required as stated in Section 15A, par. e. require only one side yard while this plot has two side yards, front to rear; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7a to permit, as to objection A1 and A2, occupancy of the three family existing building as proposed and as indicated on plans filed with this application marked, "Received, July 12, 1954" (9 sheets) and "March 22, 1955" (2 sheets), and revised plans marked, "Received, April 24, 1955" (3 sheets), *on condition* that the building shall not be increased in height or area; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto, including the Multiple Dwelling Law; and that all permits including a Certificate of Occupancy shall be obtained and all work completed within six months from the date of this resolution.

660-54-BZ

APPLICANT—Carl H. Salminen, for Brantlin J. Mecklenburg, owner, Herman Glicker, lessee.

SUBJECT—Application August 25, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs and office, with business entrances (curb cuts) and signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—45-04 Bowne street and 142-16 45th avenue, southwest corner, Block 5202, Lots 6 and 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Herman Glicker.
For Opposition: None.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 15, 1955 after due notice by publication in the Bulletin; laid over from February 15, 1955, to March 22, 1955, for inspection and decision; hearing closed; then to April 12, 1955, applicant to file revised plans, and for further consideration; then to April 26, 1955, applicant to file new decision of the Borough Superintendent as to enlarged plot; then to May 17, 1955, for applicant to file letter with the owner of Block 5202, Lot 54, within the hundred feet of the enlarged plot and to permit two publication in the Bulletin; and for decision; then to June 1, 1955, for applicant to obtain a decision from the borough superintendent as to side and rear yard areas; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 45th avenue are in a residence use, E-1 area, class 1 height district; Bowne street is in residence and local retail use, E-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated August 12, 1954, and repeated April 19, 1955, acting on N.B. Applic. 2821-54, reads:

"1. Proposed construction within a Residence Use District for the purpose of a Gas Station, Lubritorium, Motor Vehicle Repair Shop, Office, Storage and the parking of more than 5 cars waiting to be serviced is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Proposed curb cuts for a business use within a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution.

3. Proposed business signs within a Residence Use District is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 70 ft. frontage by 100 ft. in depth, on which is located a 2½ story frame dwelling and store, presently vacant, which it is proposed to demolish; that this structure was erected in 1885 and no certificate of occupancy is on file; that the premises is zoned as a residence use, E-1 area, class 1 height district; that on September 18, 1947 the use was changed from business to residence and on May 13, 1954 the area was changed from D to E-1; that there are no changes pending with the city planning commission at the present time; that it is proposed to erect a modern, one story, masonry automobile service and gasoline station, of class 3 construction, to be used for the sale of gasoline, oil, lubritorium, minor automobile repairs, office and storage; that there will be two dispensing pumps and four 550 gallon storage tanks underground; that the gas pumps will be the low, compact, streamline units; that the entire service area will be covered with black top paving and a concrete mat at the gasoline pumps only; and

WHEREAS, the applicant contends that the total area of the plot is 7,000 sq. ft.; that the building will cover 1,148 sq. ft. or 16.4% of the total area, which is within the coverage permitted in the use district; that a concrete block wall 5 ft. 6 in. high will be erected on the side and rear lot lines; that it is also the owner's desire to beautify the side and rear wall areas with a planting strip; that the variance is requested because the area is predominantly business, yet additional stores are not required since neighboring stores are vacant; that this property has been up for sale for quite some time and in the opinion of the real estate agents the use for which this property can be put is very limited, and therefore a gas station has been suggested; that there are no gas stations within the immediate vicinity; and

WHEREAS, the applicant states that the present owner has held title to Lot 7 since June 10, 1932 and Lot 6 since November 10, 1954; that the assessed valuation of land is \$6,500 and of the buildings \$2,500 making a total of \$9,000; that the building was erected in 1885; and

WHEREAS, the size of the plot was increased from 45 ft. by 100 ft. to 70 ft. by 100 ft., by the addition of Lot 6; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten years, to permit the use of the premises as a gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received August 25, 1954", 5 sheets, as amended by revised plans marked "Received April 1, 1955", 3 sheets, *on condition* that all buildings and uses on the premises shall be removed and the premises leveled substantially to the grade of the abutting streets; that there shall be no cellar in the accessory building; that the accessory uses as shown on plans shall be as proposed; that the accessory building shall be constructed of face brick similar to that used on the wall; that there shall be erected on the interior lot lines continuously from Bowne street to 45th avenue, a masonry wall not less than 5 ft. 6 in. in height and properly coped; that such wall shall have terminating posts at the building lines; that pumps shall be erected not nearer than 15 feet to the street building line of Bowne street and shall be of a low, approved type; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cuts shall be restricted to two to Bowne street, each 30 ft. in width and one to 45th avenue of similar width; that no part of any curb cut shall be nearer than 5 ft. to a lot line as prolonged; that at the intersection there shall be erected and maintained a block of concrete, not less than 12 in. in height, extending for a distance of not less than 5 ft. from the intersection; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection within the intersection of a post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and to permit such sign to extend beyond the building line for a distance of not over 4 feet; that the sidewalks and curbing on the streets abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that under section 7i for a similar term, there may be minor motor vehicle repairs with hand tools only for adjustments maintained solely within the accessory building; that under section 7h for a similar term there may be parking of motor vehicles awaiting service, provided same are located so as not to interfere with the servicing of the station; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that there shall be no windows in the rear of the accessory building and if there are any openings, same shall be filled with glass block as approved for exterior walls; and that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

843-54-BZ

APPLICANT—Joseph Schafran, for Morris Pickman, owner, M.G.M. Inc., lessee.

SUBJECT—Application October 28, 1954 (decision of the borough superintendent), under sections 7h and 21 of the zoning resolution, to permit in the local retail use, D area district portion of plot, the erection and maintenance of a structure (dining car), using more than the area permitted, and to permit the parking of motor vehicles in residence use portion of plot for patrons and employees only, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, south side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955 for inspection and decision; hearing closed; then laid over to June 1, 1955, for applicant to file revised plans as to entrances to parking area and as to masonry walls; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in residence and local retail use, D and F area, class 1½ height districts; Francis Lewis boulevard is in residence, local retail and restricted retail use, D and F area, class 1½ height districts; Whitehall terrace is in a residence use, D area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated October 11, 1954 acting on N.B. Applic. 3478-54, reads:

"1. Proposed use of premises located in a residence district for parking of cars is contrary to Sec. 3 of zoning resolution.

2. Area of proposed building is in excess of area permitted under Sec. 14-c of zoning resolution. Building is in a D area district portion of lot in local retail district considered for requirements of this action.

4. Curb cuts are contrary to Article II Sec. 3 of zone resolution and Sec. 7-A of zone resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 224.42 ft. frontage by 70.25 ft. in depth, presently vacant; that the use district was business and residence in 1916 and was changed to local retail and residence on January 21, 1947; that the area district was E in 1916; that the southerly 100 ft. was changed to D on October 3, 1924 and the northerly portion of the plot was changed to F on June 30, 1954; that the plot is presently unimproved except for a triangular billboard sign at the southerly end; that it is proposed to erect upon the portion of land within the local retail use district a one story dining car of special construction which is to be moved from its present location approximately one mile from this site; that the land presently used by the dining car is being condemned by the city due to the widening of Horace Harding boulevard; that an extension of class 1 construction will be added to the relocated dining car; that it is also proposed to use the vacant land in the residence use district for parking of cars for patrons and employees only; and

WHEREAS, the applicant contends that in order to provide space for patrons who otherwise would park their cars upon the public thoroughfare, a paved and protected area is provided for 24 cars; that this area is approximately 4½ ft. below the level of the plot adjoining to the east; that the surface will be leveled to approximate grade level and covered with cinders and asphalt binder; that the parking area will be fenced along the building lines except for entrance and exit thereto and the fence will be protected with curbing to prevent the car bumpers from striking the fence; that along the easterly side, no curb or fence will be required because of the existing retaining wall and none will be required along the south side as the space adjoining the dining car is reserved for loading; that the building as proposed occupies 3,690 sq. ft. or less than 30% of the area of the area of the entire plot; that were the entire plot zoned as F area district, it would be permitted to occupy 4,374 sq. ft.; that within the local retail use district 500 sq. ft. of area is occupied over that permitted if only this section of plot is considered; that as now zoned for area, 6,016 sq. ft. of the entire plot may be occupied; and

WHEREAS, the applicant states that the present owner has held title to the property since June 10, 1946 and that the assessed valuation of land is \$7,400; and

WHEREAS, the premises and surrounding area were previously inspected by a committee of the Board; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7h of the Zoning Resolution, as to use and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 to permit extension of the building into the more restricted district as proposed and as indicated on plans filed with this application marked, "Received, October 28, 1954" (4 sheets), "February 24, 1955" (one sheet) and revised plans marked, "Received, May 25, 1955" (one sheet) *on condition* that the building shall not be increased in height or area; and to permit under Section 7h for a term of five years the use of the northerly portion of the plot for the parking of cars of patrons of the restaurant on the plot substantially as proposed and as indicated on such plans, provided that a wall shall be constructed along the easterly lot line and along the street building line of Whitehall Terrace as proposed on such revised plans to a total height of not less than five feet six inches; that such wall shall extend from the building northerly; that there shall be no openings in the wall at Whitehall Terrace; that all openings shall be as shown on such revised plans to Francis Lewis boulevard for entrance and exit and for such loading space; that from the corner of Whitehall Terrace extending along the street building line of Francis Lewis boulevard, except where proposed curb cut occurs as shown, there shall be erected and maintained a woven wire fence of the chain link type not less than five feet six inches in height, including a masonry base, with suitable terminating posts of sufficient strength at the entrances; that such area for parking shall be levelled substantially to the grade of Francis Lewis Boulevard and shall be surfaced with steam cinders or clean gravel and treated with an asphaltic binder and properly rolled; that during the term of this variance this portion of the premises shall be used for no other use than for the parking as herein permitted; that signs shall be restricted to a permanent sign attached to the fence near the entrance advertising the parking of cars for patrons only; that such sign shall not be illuminated or extend beyond the building line and shall state the use of the parking area for patrons only and such other information as may be required by the Commissioner of Licenses; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall require; that sidewalks and curbing around the premises shall be constructed, restored or repaired to the satisfaction of the Borough President; and that all permits shall be obtained, including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

844-54-A

APPLICANT—Joseph Schafran, for Morris Pickman, owner (M.G.M. Inc., lessee).

SUBJECT—Application October 28, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—87-87 Francis Lewis boulevard, east side, from Whitehall terrace to Hillside avenue, Block 10589, Lot 1, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Charles I. Goldman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated October 11, 1954, on N. B. App. 3478/54, reads:

"3. Area of dining car is contrary to Sec. C-26-543.1 B.C. Area must not exceed 1,200 sq. ft."

and

WHEREAS, the applicant states the premises consist of a lot 224.42 ft. by 70.25 ft. irregular in area, in a local retail and residence use, D and F area, Class 1½ height district, upon which it is proposed to erect a one story, 14 ft. 4 in. high dining car, 85 ft. front by 44 ft. in depth; and

WHEREAS, the applicant states it is proposed to erect on portion of the lot within the local retail use district a one-story dining car of special construction which will be moved from its present location where the land is being taken due to the widening of the Horace Harding Expressway; that it is proposed to extend the size of the structure in Class 1 fireproof construction; and

WHEREAS, the applicant contends that the dining car was erected under N.B. 7652/49 on Block 7471, Lot 30, larger in area than permitted by the Code and the matter was waived by the borough superintendent with the notation the waiver was not to be deemed a precedent and was for that case only; that the dining car proper is constructed of steel studs and rafters, steel floor beams and reinforced concrete floor arches; that the interior and exterior are metal sheathed and the only wood existing in the structure are nailing strips for the fastening of the metal sheathing and the roofers which are of wood and a portion of the floor behind the counter which is of wood strips for employees' comfort; that all construction for the proposed extension will be of incombustible materials of Class 1 construction; that the area of the existing dining car is 1920 square feet and the area of proposed Class 1 addition will be 1770 square feet, giving a total structure area of 3690 square feet; that the fireproof addition will be divided from the special construction portion by three fireproof kalamein doors and with two unprotected openings, one 6 ft. 6 in. wide between the kitchen and bake shop and one 7 ft. 6 in. wide between the new and existing dining area; that the new portion of the structure will be provided with two new 3 ft. exits, one from the dining room area and the other from the service portion of the building, each equipped with an exit light and sign; that there will be no openings in the rear wall of the structure; that all flues and vents will be carried up above the roof line of the adjoining building.

Resolved, that the decision of the borough superintendent acting on N. B. App. 3478/54, Objection 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the extension to the approved dining car shall not exceed the area as indicated on plans filed with this appeal marked, "Received, February 24, 1955" (4 sheets); that the extension to the dining car, as shown, shall be of class one construction; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto as permitted by resolution adopted this day under Cal. No. 843-54-BZ.

864-54-BZ

APPLICANT—Max Horn, for Harry Wolsky, owner.

SUBJECT—Application November 16, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a business building (warehouse) with an entrance nearer the residence use district than is permitted.

PREMISES AFFECTED—178-15 Eveleth road, north side, 109.87 ft. north of Merrick boulevard, Block 12490, Lot 39, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Max Horn.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

MINUTES

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to June 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, D-1 area, class 1 height district; Eveleth road is in residence and retail use, D-1 area, class 1 height districts; Merrick boulevard is in a retail use, D-1 area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1954, acting on N.B. Applic. 3565-54 and superseded by application dated February 23, 1955, which reads:

"1. The use of the premises as a warehouse with loading platform in a Residence Zone is contrary to Art. II Sec. 3 of Zoning Resolution.

2. The location of a business entrance or exit within 75' of a residence zone is contrary to Alt. II Sec. 7A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 100 ft. depth, presently vacant; that the premises are zoned residence D-1 having been changed from residence D on June 30, 1952; that it is proposed to erect a structure 100 ft. front by 57 ft. in depth, irregular, one story, 14 ft. in height, of class 3 construction, to be used as a warehouse; and

WHEREAS, the applicant further states that the owner purchased this property in 1954 with a view of assembling a reasonably large plot for possible expansion of the Graham Chemical Corporation requirements, subject of course to variance to be granted by the Board; that the owner built the 72 ft. by 70 ft. one story corner building for the chemical corporation under N.B. Applic. 5462-50 and a one story addition, about 50 ft. by 66 ft. was added under Alt. Applic. 2260-51; that the lessee now finds that he is cramped and requires more space for storage and shipping, hence this application for the proposed warehouse; that the lessee of the other buildings and of the proposed new warehouse, if granted by the Board, is the Graham Chemical Corporation which assembles and packages local anesthetics and which is about the third or fourth largest in the United States; that there are only about six concerns in the U. S. that produce and package these items; that the reason for the growth of the business is that they sell to practically every friendly government in Europe and to practically all ministries of health and defense in South America; that they are now negotiating to sell to the U. S. defense departments and will require the warehouse and storage facilities requested in this application; and

WHEREAS, the applicant contends that the product as produced and handled is non-explosive and safe; that the nature of the business involves extreme hygienic and sanitary conditions and environment and personnel are of the highest type; that about 35 persons are employed; that the building as proposed is neat, simple and will match in design the corner building; that it is proposed to use this proposed building for storage and shipping of their products and to release the space in the existing building now used for shipping and storage, for their processing and packaging; that the character of the building could not be objectionable in this neighborhood because the nature of the business demands extreme cleanliness; and

WHEREAS, the applicant states that the present owner has held title to the property since October 4, 1950 and that the assessed valuation of land is \$3,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted under conditions designed to protect the residential street; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use dis-

trict regulations of the zoning resolution and that the application be and it hereby is *granted*, under Section 7c, to permit the extension of the use now existing on lot 1 to include lot 39, substantially as proposed and as indicated on plans filed with this application, marked "Received November 16, 1954", 3 sheets, *on condition* that the building shall be of the size, design and location shown on such plans and shall be faced on all sides with face brick; that there shall be erected on the interior lot lines to the west and north, a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 inches; that a similar fence shall be erected from the side lot line to the building; that the space in front of the building except where the loading area will exist, shall be landscaped and maintained planted with suitable planting material; that the yard space shall also be similarly maintained; that the loading area may be located where shown, with curb opposite not over 18 feet in width; that on the southerly side of the building there may be an entrance as shown, not exceeding 6 feet in width, to provide access from this building to the existing building on lot 1; that the space between the proposed building and the building on lot 1 shall be paved and drained; that the sidewalk in front of the premises shall be constructed or repaired to the satisfaction of the borough president; that the use of this building shall be as proposed for a warehouse in connection with the building on lot 1 now occupied by the Graham Chemical Corporation and for no other use; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

900-54-BZ

APPLICANT—John F. Fitzsimons, for Arthur Miller, owner.

SUBJECT—Application November 30, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, E-1 area district, the erection and maintenance of a one-family dwelling without the required setback.

PREMISES AFFECTED—145-08 Hook Creek boulevard, west side, 50.09 ft. south of 257th street, Block 13603, Lot 31, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John P. Fitzsimons.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to June 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Hook Creek boulevard and 257th street are in a residence use, E-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1954 acting on N. B. Applic. 3101-54, reads:

"1. Provide required 15'0 setback for E-1 area district. Sec. 15-A(c) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50.09 ft. frontage by 103 ft. in depth, presently vacant; that it is proposed to erect a one family dwelling without the required setback of 15 ft.; and

WHEREAS, the applicant states that the owner has held title to this property since June 30, 1950 at which time the area zoning was D; that the present area designation of E-1 became effective June 20, 1952; that the frontage of the premises, to an average depth of 35.925 ft., is in the bed of mapped Hook Creek boulevard; that it is permissible to

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include the area in the bed of the mapped street in the computation of the allowable coverage under the zoning resolution; that these computations are as follows:

A. Total area of lot	5,075.	sq. ft.
B. Reduced area	3,281.25	sq. ft.
C. Required open spaces		
front yard —	750	
rear yard —	1,000	
side yards—	306.25	
Total	2,056.25	sq. ft.
D. Excess or reduced area over required open spaces	1,225.00	sq. ft.
E. Allowable coverage (40% of "A")	2,003.00	sq. ft.

and

WHEREAS, the applicant contends that although the owner does not propose to build up to the allowable limit, he does desire to have a fair sized rear yard by providing only a 3.50 ft. setback from the street line; that the house on the north and the house on the south have no front setback from the mapped street line but straddle it and extend into the mapped street area; and

WHEREAS, the applicant states that the present owner has held title to the property since June 30, 1950 and that the assessed valuation of land is \$700; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which observed the existing buildings and gave consideration to the proposed widening of Hook Creek boulevard, which has been in effect for a long time; and the committee believed that it is improbable that Hook Creek boulevard will be widened as much as shown, due to the presence of Francis Lewis boulevard one block away, which is a main thoroughfare in this vicinity; and the committee recommended that the applicant take this matter up with the borough president with the view of replanning the widening of Hook Creek boulevard; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is granted under Section 21, to permit the construction of the proposed dwelling as shown on plans marked "Received November 30, 1954", 4 sheets, without the required setback for an E-1 district, *on condition* that at no point shall the building be nearer than 3½ feet to the proposed new street line; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

901-54-BZ

APPLICANT—John F. Fitzsimons, for Sylvia Ackerman, et al., owners.

SUBJECT—Application November 30, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in a residence use, G-1 area district, the erection and maintenance of twelve 1-family dwellings, without the required setback.

PREMISES AFFECTED—133-40 to 135-14 Hook Creek boulevard, southwest corner of 133rd drive, southwest corner of 133rd road and Hook Creek boulevard, west side, 61.95 ft. south of 133rd road; 72.31 ft. south of 133rd drive; 41.32 ft. north of 134th avenue; 181.89 ft. south of 134th avenue; 20.21 ft. south of 135th avenue; 101 ft., 141.42 ft. and 181.84 ft. north of 135th avenue; Block 13210, Lots 1 and 4; Block 13211, Lots 1, 7 and 8; Block 13217, Lots 33, 43, 45 and 47; Block 13227, Lots 12 and 17, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Opposition: Joseph A. Kelly, Alice R. Kelly, Frank Carrion and Joseph Gioscia.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to June 1, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hook Creek boulevard are in a residence use, G-1 area, class ½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1954 acting on N. B. Applic. 3096-54, reads:

"1. Provide required 15' 0 setback for G-1 area district. Sec. 16-C of the Zoning Resolution.

The above objection also applies to:

N.B. 3097—133-76 Hook Creek Blvd., w.s., 72.31' s. of 133rd Rd., B13211, Lot 7.

3098—133-70 Hook Creek Blvd., w.s., Corner 133rd Rd., B13211, Lot 1.

3099—133-44 Hook Creek Blvd., s.s., 61.95' s. 133rd Rd., B1.13210, Lot 4.

3100—133-40 Hook Creek Blvd., s.w.c., 133rd Rd., B1.13210, Lot 1.

3102—135-15 Hook Creek Blvd., w.s., 40.42 n. of 135th Rd., B13227, Lot 17.

3103—135-04 Hook Creek Blvd., w.s., 20.21' s. of 135th Ave., B13227, Lot 12.

3104—134-34 Hook Creek Blvd., w.s., 101' n. of 135th Ave., B13217, Lot 47.

3105—134-30 Hook Creek Blvd., w.s., 141.42' n. of 135th Ave., B13217, Lot 45.

3106—134-26 Hook Creek Blvd., w.s., 181.84' n. of 135th Ave., B13217, Lot 43.

3107—134-22 Hook Creek Blvd., w.s., 181.89' s. of 134th Ave., B13217, Lot 40.

3969—134-08 Hook Creek Blvd., w.s., 40.42' s. of 134th Ave., Block 13217, Lot 33."

and

WHEREAS, the applicant states that the property referred to is presently zoned as a residence district, a class ½ height district and a G-1 area district; that as of July 25, 1916 the area in question was zoned as a business district, a one times height district and a D area district; that the present use designation became effective on January 21, 1947 and the present height and area designations became effective on June 20, 1952; that no zoning amendment relating to this property is pending at the present time; and

WHEREAS, the applicant contends that this application is predicated on both practical difficulty and unnecessary hardship; that Hook Creek boulevard has been mapped for widening which has resulted in the taking of the frontages of the lots which are the subject of this application in depths ranging from 30 ft. up to 42 ft.; that it is permissible to include the area in the bed of mapped Hook Creek boulevard in the computation of the allowable coverage under the zoning resolution; that in no single case is the reduced area of the lot sufficient to permit the total allowable coverage without there being an encroachment into either the front setback or the required open space in the rear or the required side yards; that the block diagram submitted with this application shows that not a single house presently existing and fronting on Hook Creek boulevard has the setback from the new street line that is required under the area district regulations; that opposite properties on the easterly side of Hook Creek boulevard in block 13218, lots 20 and 22, likewise do not have the required 15 ft. setback from the new street line; and

WHEREAS, the applicant states that the assessed valuation of land is \$10,500; and

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WHEREAS, the premises and surrounding area were inspected by a committee of the Board which observed the existing buildings and gave consideration to the proposed widening of Hook Creek boulevard which has been in effect for a long time; and the committee believed that it is improbable that Hook Creek boulevard will be widened as much as shown due to the presence of Francis Lewis boulevard one block away, which is a main thoroughfare in this vicinity; and the committee recommended that the applicant take this matter up with the borough president with the view of re-planning the widening of Hook Creek boulevard; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21, to permit the construction of the proposed dwellings as shown on plans marked "Received November 30, 1954", 4 sheets without the required setback for a G-1 district, *on condition* that at no point shall the buildings be nearer than $3\frac{1}{2}$ feet to the proposed new street line; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permit required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

973-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 27, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use district, the reconstruction of existing gasoline service station, to include motor vehicle repairs, lubritorium, car washing and office; and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—140-06 Farmers boulevard, southwest corner of 140th avenue, Block 12592, Lot 37, Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to June 1, 1955 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 140th avenue are in residence and retail use, D and E-1 area, class $\frac{1}{2}$ height districts; Farmers boulevard is in a retail use, D area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated November 30, 1954 acting on N.B. Applic. 1919-54, reads:

"1. Proposed reconstruction of existing gasoline service station and auto repair shop including conjunctive uses of lubrication and car washing and the additional use of parking of motor vehicles awaiting service, partly in a residence use district and partly in a retail use district is contrary to Art. II Sections 3 and 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 114.24 ft. frontage by 161.52 ft. in depth, irregular,

on which is located a gas station, lubritorium and auto laundry, established in 1928 under N.B. Applic. 4962-28 and for which a certificate of occupancy No. 39123-28 was issued; that the motor vehicle repair shop was created in 1931 under N.B. Applic. 1070-31, approved March 23, 1931 and certificate of occupancy No. Q-11938 was issued June 11, 1940; that at the time of the establishing of the above uses, the entire plot was located in an undetermined use district, D area, class 1 height district; that on December 2, 1932 the use district was rezoned to retail and residence use; that on June 30, 1952 the height class was changed from 1 to $\frac{1}{2}$; that the area was changed from class D to class D within 100 ft. of Farmers boulevard and class E-1 for the remaining portion of the plot, also on June 30, 1952; and

WHEREAS, the applicant further states that fire department plan No. 1576-28 was approved May 22, 1928 for a gas station at premises 140-06 Farmers boulevard, southwest corner of 140th (Higbie) avenue, block 12592, lot 37; that the metes and bounds given in this approval show a frontage of 77.13 ft. on Farmers boulevard with a rear line of 61 ft., a frontage of 100 ft. on 140th avenue with a rear line of 65 ft.; that combustible permit E-428929 expiring September 1955 is now in effect and the gas station has been operated continuously since the original permit in 1928; that permit No. 261534 was issued by the fire department on September 19, 1928 for a motor vehicle repair shop; that present combustible permit F-411349 now expires July 1955 and the repair shop has been operated since 1928 in conjunction with the gas station; that the gas station was permitted in an undetermined use district under N.B. Applic. 4962-28 for which certificate of occupancy No. 39123-28 was issued; that N.B. Applic. 1070-31 was approved March 23, 1931 for a motor vehicle repair shop in an undetermined use district in conjunction with an existing gas station and certificate of occupancy No. Q-11938 was issued June 11, 1940 for the motor vehicle repair shop; that metes and bounds approved show a frontage of 119 ft. on Farmers boulevard with a rear line of 101.45 ft., 178.70 ft. on 140th avenue with a rear of 106.28 ft.; that the metes and bounds in the present application are less than those shown in the building department approval in 1931 and this is due to street widening; that the present application is confined solely to property owned by Esso and any proposed street widening is not included therein and therefore there is no conflict with General City Law Section 35; and

WHEREAS, the applicant further states that existing conditions show the existing gas station and motor vehicle repair as hereinbefore permitted consisting of 3 buildings, eight 550 gallon gas tanks with 3 dispensing pumps set back about 7 ft. from the lot line of Farmers boulevard, 3 curb cuts and driveways on Farmers boulevard and 2 curb cuts on 140th avenue, 3 outside lubricating pits and an unpaved plot, and one brand sign; that it is proposed to remove the 3 buildings and the 3 outside lubricating pits as well as grading the plot substantially to the level of the two streets; that it is also proposed to install 2 additional 550 gallon gas tanks for a total of 10, and to remove the present gas pumps and pumps island and to install two new pump islands with 2 pumps each; that the pumps will be of the low approved type and set back minimum distance of 12 ft. from the lot line of Farmers boulevard; that it is further proposed to rearrange the present curb cuts so that there will be three 30 ft. cuts on Farmers boulevard and one 20 ft. cut on 140th avenue; that the curb cut on 140th avenue will be within the first 25 ft. from the intersection of Farmers boulevard and there will be no conflict with section 7A of the zoning resolution; that no proposed curb cut will be within 5 ft. of any lot line as extended; that the brand sign, overhanging the lot line 4 ft., will be located as shown; that along the interior lot lines there will be erected a 2 ft. high masonry wall (interior face brick to match accessory building), with a woven wire fence 3 ft. 6 in. high on top for a total height of 5 ft. 6 in.; that along the lot line on 140th avenue, for a distance of about 42 ft., there will be constructed a 2 ft. high face brick wall with a 2 ft. high woven wire on top for a total height of 4 ft.; that planted

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areas protected by concrete curbing will be provided and the yard area, where not occupied by planted spaces and building, will be paved with asphaltic concrete; that heating will be provided by an approved type, warm air, oil fired ceiling suspended furnace supplied by an outside buried 550 gallon fuel oil tank; that sidewalks and curbs will be repaired or replaced as may be required; that the building will be of masonry construction finished with face brick on the two street fronts and will consist of a sales office, rest rooms, combination heater and storage room and 3 service bays for lubrication, car washing and repairing; that the operation of the service station will be confined to the retail use district with the small residential portion being used chiefly for the planted area; and

WHEREAS, the applicant contends that the purpose of this application is to rehabilitate and reconstruct the existing facilities for the gas station and motor vehicle repair shop as legally permitted; that the repairing as permitted by certificate of occupancy No. Q-11938 consists of general auto repairs and it is proposed to continue this use; that there will be no heavy collision work, body or fender work, painting, spraying or welding; that on the same block, lot 315, northwest corner of Farmers boulevard and 142nd avenue, there now exists a gas station and repair shop which was granted by the Board under Cal. No. 807-52-BZ and which abuts the subject property immediately on the south; that 141st avenue, on the east side of Farmers boulevard, although shown on the city maps, is not physically opened; that title to said street is not vested in the city and no proceedings are now pending to acquire title; that Farmers boulevard is a highly traversed auto traffic lane and as such this proposal is entirely in keeping at this point; that it is essential that this gas station be modernized so that competition can be met; and

WHEREAS, the applicant states that the present owner has held title to the property since January 10, 1946; that the assessed valuation of land is \$17,000 and of the building \$7,000 making a total of \$24,000; that the building was erected in 1928 and 1931; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended the application be granted as to the reconstruction of the lawfully existing gasoline service station under proper conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the lawfully existing gasoline service station erected when the premises were in an undetermined district to be reconstructed and rearranged substantially as proposed and indicated on plans filed with this application, marked "Received December 27, 1954", 3 sheets, "April 4, 1955", 1 sheet and "May 26, 1955", 1 sheet, *on condition* that all buildings and uses shall be removed from the premises and the premises leveled substantially to the grade of the abutting streets; that the accessory building shall have no cellar, shall be faced on all sides, including the repair bay, with face brick and shall comply with the requirements of the Building Code; that on the interior lot lines there shall be erected a masonry wall 2 feet high, of similar brick as the accessory building, on which a wrought iron picket fence shall be erected to a total height of not less than 5 ft. 6 inches; that such fence shall continue on the southerly side of Farmers boulevard and on the northerly side to 140th avenue and return for a distance of approximately 45 feet; that planting shall be maintained in the area shown against such walls, planted with suitable material and protected at all points with a concrete curbing not less than 6 in. in width and 6 in. in height; that pumps shall be erected not nearer than 15 feet to the street building line of Farmers boulevard and shall be of a low, approved type; that the number of gasoline storage tanks shall not exceed ten 550 gallon tanks; that the balance of the premises

where not occupied by the building and planting shall be paved with concrete or asphaltic paving; that the sidewalks and curbs abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that curb cuts shall be restricted to three, each of the width shown, to Farmers boulevard and one to 140th avenue within the first 25 feet from the intersection; that within the intersection there shall be erected a block of concrete not less than 12 in. in height extending for a distance of not less than 5 feet along either street building line from the intersection; that such portable fire fighting appliances shall be installed as the fire commissioner shall direct; that under section 7i there may be motor vehicle repairing carried on in the rear extension of the accessory building, as proposed; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that if flood lights are constructed and maintained as proposed such lights shall have metallic shades so arranged as to reflect away from the adjoining residential occupancies; that there may be an approved ceiling type suspended heater for heating the accessory building; that the toilet rooms shall be so located as not to have doors adjoining; that there may be parking of motor vehicles awaiting service, provided same are located so as not to interfere with the servicing of the station; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 1:20 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

WEDNESDAY AFTERNOON, JUNE 1, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

486-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened December 15, 1953, as to amendment as to similar product produced in Canadian factory—re USG Sheetrock Gypsum Wallboard Panels and Accessories; previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Term of Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 486-39-SM Vol. II

Subject: Amendment to resolution as to similar product produced in Canadian factory.

United States Gypsum Co., requested by filing an application dated November 5, 1952 that the resolution adopted September 24, 1940 and amended at various times through January 8, 1952 under Cal. No. 486-39-SM Vol. I be amended so as to include the material known as USG Gypsum Wallboard. The application was reopened under Cal. No. 486-39-SM Vol. II December 15, 1953. The applicant subsequently requested by

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letter dated January 7, 1955 to include the same material as manufactured in Canadian factory.

Purpose

The material is a plaster board.

Description

The requested wallboard is similar to the previously approved sheetrock, the core material and face paper or clip board back paper is the same. The panels may be up to 14'-0" in length, $\frac{3}{8}$ ", $\frac{1}{2}$ " or $\frac{5}{8}$ " in thickness and up to 4'-0" in width. The edges are either square, beveled, rounded or tapered.

Recommendation

The Committee on Test recommends that the resolution adopted September 24, 1940 and amended through January 8, 1952 under Cal. No. 486-39-SM Vol. I be amended so as to include the material known as USG Wallboard as herein described on condition that the requirements of the resolution adopted September 24, 1940 under Cal. No. 486-38-SM Vol. I be complied with.

The Committee further recommends that the resolution be amended so as to include this material and the other sheet rock material as approved under Cal. No. 486-39-SM Vol. I as manufactured by the wholly owned subsidiary of the USG Company known as the Canadian Gypsum Company on condition that the requirements of the resolution adopted September 24, 1940 under Cal. No. 486-39-SM Vol. I be complied with.

The Committee further recommends that as this is an emergency request due to the inability of the domestic plants to supply the demand at this time, that this recommendation for the inclusion of the material from the Canadian Gypsum Company be of a temporary nature but shall not exceed one year.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

..Resolved, that the Board of Standards and Appeals does hereby *amend* the resolutions of September 24, 1940 through January 8, 1952 in accordance with the above report.

918-53-SM

APPLICANT—Flexible Tubing Corp., owner (ducts for air-conditioning systems).

SUBJECT—Application December 21, 1953—Thermaflex-A and Thermaflex-B, Models FT-712 and FT-713, approval of.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

Re: Cal. 918-53-SM

Subject: Ducts for Air Conditioning System, Thermaflex-A Model FT-712, Thermaflex-B Model FT-713, approval of.

Flexible Tubing Corp. of Guilford, Connecticut filed an application December 21, 1953 with the Board of Standards and Appeals for approval of material known as Thermaflex-A Model FT-712 and Thermaflex-B Model FT-713 for use in New York City under the provisions of C26-178.0.6 and C26-711.0.1 Administrative Building Code.

Purpose

A flexible duct to be used for conveying both warm and cold air in an air conditioning system.

Description

Thermaflex-A Model FT-712 is constructed with a basic supporting galvanized continuous spring steel wire helix. Over this is a covering material of three ply laminate of woven fiber glass impregnated with permanent type resinous elastomeric compound bonded between two thin metallic sheets. It is permanently bonded to form a continuous uninterrupted cover.

Thermaflex-B Model FT-713 is constructed of continuous galvanized soft iron wire supporting helix. Over this is a cover of two ply materials. The outer ply is long life permanent type elastomeric film, the inner ply is long strand fiberglass matting. The soft iron helix eliminates any tendency of the ducting to resonate or regenerate noise due to air flow within the duct. The fiberglass mat acts as a sound retarder.

Inspection and Test

An inspection and tests of this material was made at the plant of the Flexible Tubing Corp. at New Whitfield Street, Guilford, Connecticut. Samples of the material, the smallest section; 3 inch O.D. were tested in accordance with the requirements of C26-88.0 Administrative Building Code in the presence of Asst. Engr. J. A. Darts, Committee on Test. There was no melting of either specimens when exposed to temperature of 900°F for five minutes nor was there any ignition of either specimens when exposed to a temperature of 1200°F for five minutes. The material was also subjected to an air test of 25½ psi while the specimens were submerged in water; at which point a leak developed in the connector.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval for voluntary installation, in New York City of the material known as Thermaflex-A Model FT-712 and Thermaflex-B Model FT-713 as having met the requirements of C26-88.0 Administrative Building Code to be used as a connector between branch lines and diffusers on air conditioning systems and between branch ducts and air mixing units on condition that the connector shall not pass through partitions and further that all packages in which this material is marketed shall be marked, labeled or tagged: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 918-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

826-54-SM

APPLICANT—The Deutsch Company, owner (Earl Longfellow, agent).

SUBJECT—Application October 22, 1954—Deeco Flexible Gas Connector, Series CS-6200, consisting of 6210, 6220, 6230 and 6240, approval of.

APPEARANCES—

For Applicant: Earl Longfellow.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Negative: Commissioner Kleinert 1

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THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 826-54-SM.

Subject: Deeco Flexible Gas Connector, Series CS-6200, approval of.

The Deutsch Company of Los Angeles, California filed October 22, 1954 an application with the Board of Standards and Appeals for approval of the material known as Deeco Flexible Gas Connector, Series CS-6200 under the provisions of Article 12, Chapter 26 Administrative Building Code.

Purpose

The material is to be used as a flexible connector for gas appliances.

Description

The connector is comprised of a corrugated admiralty brass tube 27/32 inches outside diameter by .016 inches wall thickness having four corrugations per inch. A section of 5/8 inch outside diameter by .049 inch wall copper tubing is brazed onto both ends of the brass tube. The copper tube ends are in turn flared into a #CGS 111-5/8 nut.

Inspection and Test

Samples of the connector were inspected by Asst. Engr. J. A. Darts, Committee on Test, and were found to comply with the details of construction. A sample connector was also subjected to a hydrostatic test and was tested up to 650 psi at which load a leak developed in a ply at the end of the connector, there was no indication of failure in the connector itself.

The appliance has been approved by the American Gas Association under P-L-42A.001.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Deeco Flexible Gas Connector, Series CS-6200, when manufactured as herein described, for use in New York City under the provisions of Article 12, Chapter 26 Administrative Building Code on condition that the connector be tagged or stamped: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 826-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

119-55-SA

APPLICANT—Hydrotherm Inc., owner.

SUBJECT—Application February 9, 1955—Hydrotherm Gas-fired Hot Water Heater Boilers, Models M-45, M-72, M-85, R-100, R-120, R-150, R-170, L-200 and L-250, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Not voting: Commissioner Kleinert 1
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 119-55-SA.

Subject: Hydro-therm Gas Fired Hot Water Heating Boilers, Models M45, M72, M85, R100, R120, R150, R170, L200 and L250. approval of

Hydro-therm Inc., of Northvale, New Jersey filed February 9, 1955 an application with the Board of Standards and Appeals for approval of the Hydro-therm Gas Fired Hot Water Heating Boilers, Models M45, M72, M85, R100, R120, R150, R170, L200 and L250, under the provisions of C26, Article 12 Administrative Building Code.

Purpose

Gas fired cast iron water heating boilers.

Description

These hot water boilers are of cast iron manufactured in nine models varying from 13 to 21 inches in width, 26 inches to 35 inches in length and 17 inches to 36 inches in height all flue connected. Also varying as to BTU input per house, Model M45 has a BTU input of 4500 BTU's per hour, M72—72000, M85—85000, R100—100000, R120—120000, R150—150000, R170—170000, L200—200000, L250—250000.

The heater has a draft hood with a dome which collects flue gases in a cast iron chamber for safe exhaust through the flue. An absorption unit which absorbs all usable heat and transfers it to the boiler water which travels a zig-zag path through cast iron sections completely sealed to prevent flue gas from escaping.

A Minneapolis-Honeywell control valve regulates the flow of gas at command of iron thermostat. The boiler base enclose cast iron burners with raised drilled ports for clean and efficient combustion. The mixer tubes have adjustable steel shutters and work on the venturi mixing air and gas for efficient combustion.

A Tredicator on the boiler indicates temperature pressure and altitude of boiler water. A control-panel creates ventilation control vestibule which effectively insulates all controls from boiler heat. A Minneapolis-Honeywell former 110/24 volts supplies low voltage to boiler controls. A Minneapolis-Honeywell temperature limit directly immersed in boiler water interrupts gas flow if maximum temperature setting is exceeded. A gas safety pilot in connection with a electric safety pilot, stops gas flow if pilot flame is extinguished a Pressure regulator automatically maintains constant gas pressure irrespective of supply line variation. These gas fired hot water boilers have been approved by the American Gas Association Model M45, Certificate No. 4-1241:101-5, for natural manufactured and mixed gases.

Inspection and Test

These gas fired cast iron hot water heaters were inspected and tested at the plant of the applicant at Northvale, New Jersey and found to operate as designed. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and W. Hosmer, G. Day, J. Lake and J. Baires representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Hydrotherm Gas Fired Hot Water Heating Boiler, Models M45, M72, M85, R100, R150, R170, L200 and L250 for use in New York City with natural or manufactured gases when installed and operated in accordance with this report and the provisions of C26, Article 12 Administrative Building Code provided each heater bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 119-55-SA," and all ports and orifices shall be of

MINUTES

a type approved by the AGA for the type of gas used and further that this equipment shall not be installed in garages of places of explosive atmospheres.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

205-55-SA

APPLICANT—S. J. Dowling, for Eureka-Williams Co., Div. of Henney Motor Co., Inc., owner.

SUBJECT—Application March 1, 1955—Williams Oil-O-Matic Conversion Oil Burner, Model R-160, approval of.

APPEARANCES—

For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3
Not Voting: Commissioner Kleinert 1
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 205-55-SA

Subject: Williams Oil-O-Matic Conversion Oil Burner, Model R160, approval of.

The Eureka-Williams Co. Division of Henney Motor Company, Inc., owner-manufacturer filed March 1, 1955 an application with the Board of Standards and Appeals for approval of the Williams Oil-O-Matic Conversion Oil Burner, Model R160 under the provisions of C19-57 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A domestic and commercial oil burner for use with fuel oil not heavier than No. 2 Department of Commerce Standards.

Description

This is a mechanical draft conversion oil burner and consists of a fan assembly, a switch thermal manual reset, air intake muffler, pressure regulator, a port pressure gauge pressure regulator assembly, aspirator assembly, float housing assembly, tube oil to bearings, tube oil to nozzle, oil valve, to discharge port, oil valve assembly, nozzle, draft pipe assembly, air pump, burner case, nozzle and electrode assembly. The controls are an aquastat, Penn No. 443 or equal, Penn Stack Relay control, Thermostat Penn or equal. With a stack temperature of 500°F the CO₂ content of the flue gas was 11%.

The burner is an assembly of approved parts suitable for use with each other for the service intended as approved, and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range and was found to function properly as designed with no flarebacks or unusual carbon deposits with the oil cut off the controls functioned in 90 seconds. The burner has been tested by the Underwriters Laboratories Inc., Misc. Pet. 102, Application No. 53C2114 and Application No. 53C3093.

Inspection and Test

The burner was inspected and tested at 739 Logan avenue, Bronx. Present at the inspection and test were Chief Engr. L. V. Huber of the Committee on Test and Stephen Dowling representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Williams Oil-O-Matic Conversion Oil Burner, Model R160 for use in New York City in domestic and commercial installation with fuel oil not heavier than No. 2 Department of Commerce Standards when installed and operated in accordance with this report and the requirements of the Oil Burner Rules of the Board provided each burner bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 205-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

178-33-SA

APPLICANT—Acme Fire Alarm Company, Inc., owner.

SUBJECT—Application for consideration—reopening as to test and report as to new design—re Acme Interior Fire Alarm Station, previously approved.

APPEARANCES—

For Applicant: William C. Plenge.

ACTION OF BOARD—Application reopened for test and report as to proposed new design.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

148-42-A—Vol. II

APPLICANT—Guerino Salerni, for Gotham Ink and Color Co., owner.

SUBJECT—Application reopened October 14, 1953 as Vol. II—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—5-19 47th avenue, north side, 174.93 ft. east of 5th street, Block 28, Lot 17, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni and S. T. Kantor.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, Order #47240 LC issued by the Fire Commissioner February 6, 1953, and referred to in his decision of August 27, 1953, reads:

"Technical Establishment

Sirs:

Before a permit for the purpose indicated above may be issued to you, the following order must be complied with. Kindly notify this department when such order has been complied with.

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1. Discontinue the storage and use of toluol, xylol and any other materials which are not in conformance with Resolution 148-42-A. C19-11.0, Administrative Code."

and

WHEREAS, the applicant states the building is 3 stories, 36 feet in height, 25 ft. by 100 ft. in area at street level, 25 ft. front by 85 ft. in area at typical floor level, of Class 1 construction, erected in 1905 on a lot 25 feet by 100 feet in area, in an unrestricted use, A area, Class 2 height district; used and occupied since 1941 as follows: 1st, 2nd and 3d floors—manufacturing printing ink, 5, 3 and 1 person respectively; and

WHEREAS, Certificate of Occupancy #20476 issued July 22, 1941, on Misc. App. 5219/41 describes the building as a factory building, 3 stories in height, of fireproof construction and permits the following use and occupancy: 1st floor, factory—5 persons; 2nd floor—factory, 10 persons, 225 lbs. liveload; 3d floor—10 persons, 225 lbs. liveload; and

WHEREAS, the applicant states it is now proposed to use and occupy the building as follows—1st floor—factory, storage and office, 35 persons; 2nd floor—factory and storage, 15 persons; 3d floor—factory and storage, 10 persons; that the building is provided with a one-source sprinkler system throughout and an interior 2 ft. 4 in. wide steel stairs, enclosed with 6 in. terra cotta tile, equipped with metal, self-closing doors and leading to roof bulkhead but not to street and one fire escape extending to roof by stair and by ladder with egress from its lower termination over roof of building; window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, the applicant states that since the action by the Board under Cal. No. 148-42-A, Vol. I the requirements of the owner have changed so that in order to maintain efficient operation, they will have to store the following amounts of materials on the premises:

Materials to be stored in the approved underground tank storage system.

		Flashpoint	
Tank #			
1	1500 gals.	55	Toluol
2	1080 gals.	45	Ethyl Acetate
3	1080 gals.	70	Denatured Alcohol
4	1080 gals.	15	Acetone
5	550 gals.	70	Isopropyl alcohol or
		90	Butyl Acetate
6	550 gals.	60	Isopropyl Acetate or
		35	Methyl Ethyl Ketone
7	550 gals.	55	Normal Propyl Acetate or
		75	Methyl Isobutyl Ketone
8	550 gals.	-15	Textile Spirits
9	550 gals.	25	Lactol Spirits
10	550 gals.	80	Xylol

and

WHEREAS, the applicant states it is also necessary to store the following materials in original steel drums:

		Flashpoint	No. of
1st Floor		of Over	Drums
Rosin Varnish	300	4	
Naphtha	50	1	
Denatured Alcohol	70	1	
Butyl Alcohol	85	1	
Cotton Solutions	45	5	
(Ethyl Acetate Sols.)			
Wood Alcohol	75	1	
Ethyl Acetate	45	1	
Propyl Acetate	55	1	
Acetone	15	1	
Butyl Acetate	90	1	
Cellosolve	130	1	
Castor Oil	420	2	
Litho & Gravure Varnishes	15 (min.)	36	
Methyl Ethyl Ketone	35	1	
Propyl Alcohol	85	1	
Plasticizers	over 300	4	

2nd Floor

Litho & Gravure Varnishes.....

Flashpoint
of Over
15 (min.)

No. of
Drums
12

3rd Floor

Rosin Varnish
Mineral Oil
Kerosene
Naphtha
Wood Alcohol
Denatured Alcohol
Butyl Alcohol
Cotton Solutions
(Ethyl Acetate Sols.)
Propyl Acetate
Butyl Acetate
Methyl Ethyl Ketone
Propyl Alcohol
Cellosolve
Methyl Isobutyl Ketone
Diacetone
Hi Flash Naphtha
Linseed Oil
Castor Oil
Litho & Gravure Varnishes
Plasticizers

Flashpoint
of Over
300
260
125
over 80
65
70
85
45
45
55
90
35
85
130
75
170
over 105
550
420
15 (min.)
over 300

No. of
Drums
4
4
1
4
5
10
4
32
2
8
8
6
10
4
2
2
1
3
3
6
8

and

WHEREAS, the applicant contends that the owner has been able to demolish the building on the plot adjoining to the east and to proceed with the erection of a one-story extension to building in question; that to partially comply with the Fire Commissioner's order it is proposed to install a system of underground tanks for the storage of most of the inflammable materials in question; that, however, all the materials required on premises cannot be stored in the underground system and the owner therefore proposes to store some of these materials in the original steel drums; that the building is owner-occupied and under the supervision of the owner at all times and every possible precaution is taken in the storage and handling of these materials; that the 2nd floor of the building has a small office with one person in constant attendance during working hours; and

WHEREAS, on October 19, 1943, under Vol. I of this calendar number, the Board modified Order #90108 LC issued by the Fire Commissioner January 23, 1942, under certain conditions, including a requirement that the sprinkler system be put in working order and maintained as a dry automatic system with street siamese and that the alarm system comply with the requirements therefor for a dry system and on the further condition that inflammable oil taken from the drums be carried in approved safety cans and that such portable fire-fighting appliances be maintained as the fire commissioner shall direct.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 19, 1943 by adding thereto: that in the event the owner desires to increase the storage of certain materials as passed on by the Fire Commissioner in his decision of August 27, 1953, Objection 1, such materials as are proposed to be buried in approved buried tanks, as passed on by the Borough Superintendent under Misc. App. 1449/54, may be permitted; and that no additional chemicals shall be stored within the existing building or proposed building other than as permitted by the resolution adopted by the Board on October 1943 until the underground storage system has been duly approved for the purpose intended by both the Building Department and the Fire Commissioner and upon further request for consideration to the Board.

157-48-A—Vol. II

APPLICANT—Abraham Farber, for Shelbar Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider proposed changes—re Appeal from

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a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—150-06 Jamaica avenue, south side, 41.42 ft. east of 150th street, Block 10092, Lot 3, Borough of Queens.

APPEARANCES—

For Applicant: Abraham Farber.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider proposed changes.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

419-26-A—Vol. II

APPLICANT—Louis J. Schwartz, co-owner, for Louis J.

Schwartz and Estate of Charles Basner, deceased, owners.

SUBJECT—Application reopened May 18, 1954 as Vol. II re Appeal from a decision re an order of the fire commissioner.

PREMISES AFFECTED—130-134 West 17th street, south side, 425 ft. west of 6th avenue, Block 792, Lot 54, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn to comply.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

630-50-A

APPLICANT—Continental Terrace, Inc., owner.

SUBJECT—Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—105-07 to 105-15 66th road, northeast corner of Yellowstone boulevard (Block 2153, Lot 2); 105-10 to 105-30 66th avenue (Block 2153, Lots 2-44); 105-07 to 105-33 66th avenue and 105-10 65th road (Block 2152, Lot 106); 105-09 65th road, 105-10 to 105-34 54th avenue (Block 2151, Lot 101), Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn at request of owner.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama and Milton Bromberg.

ACTION OF BOARD—Laid over to June 7, 1955, at 2 P. M., for corrected plans.

1535-22-BZ

APPLICANT—Peggy Cooney, for Andrew G. Kolonics, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional tanks and pumps—re Application (decision of the borough superintendent), previ-

ously granted on condition, permitting in partly an unconstructed district and partly in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1021-1031 Greene avenue, north side, 94 ft. 13/4 in west of Broadway, Block 1618, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 20, 1923, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 20, 1923, by adding thereto:

“that there may be installed two additional approved 550 gallon gasoline storage tanks and two additional pumps, making a total of four such tanks and three pumps, located as indicated on plan filed with this request for amendment, marked ‘Received May 4, 1955’ 1 sheet), and as acted on by the Borough Superintendent under Gas Tank Applic. 3826/54.”

332-23-BZ

APPLICANT—Isidore Cohen, for S.M.B. Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district, for a term of five years, the change of occupancy of an existing building to a garage for more than five motor vehicles.

PREMISES AFFECTED—14 West 66th street, south side, 225 ft. west of Central Park West, Block 1118, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Isidore Cohen.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 27, 1934, on certain conditions; and

WHEREAS, the resolution was amended on May 1, 1934; and

WHEREAS, the term of variance was extended from time to time and last extended on October 3, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 27, 1934, as thereafter amended by resolutions adopted through October 3, 1950, only so far as it has reference to the term of variance, so that as amended this portion of the resolution shall read:

“* * * granted under Section 7, Subdivision f for a term of five years from the date of this amended resolution, to permit * * *; that other than as herein amended the resolutions above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained.” (Letter decision dated 10/20/33)

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788-28-BZ—Vol. II

APPLICANT—Peggy Cooney, for Anthony J. Butera, owner.

SUBJECT—Application for consideration—reopening as to amendment as to additional gasoline tanks—re Application (decision of the borough superintendent) previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the construction of an additional accessory building on existing gasoline service station (previously granted by the Board), and the addition of motor vehicle repairs to auto washing, lubrication, accessory sales and office, and open grease pit.

PREMISES AFFECTED—925-933 Liberty avenue and 44-54 Crystal street, northwest corner, Block 4156, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on July 22, 1952, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 12, 1929, as thereafter *amended* by resolutions adopted through July 22, 1952, only as to the installation of additional tanks, by adding thereto the following:

“that five additional 550 gallon approved gasoline storage tanks may be installed, making a total of ten such tanks, exclusive of one tank found to be defective and which was discontinued, as proposed and indicated on plans filed with this request for amendment, marked ‘Received May 4, 1955’ (1 sheet), and as acted on by the Borough Superintendent under Gas Tank Applic. M 867/55.”

379-32-BZ

APPLICANT—Julius Bleich, for Estate of Louis R. Burbank, owner (Frank Galasso, lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1327-1333 Webster avenue, west side, 231.24 ft. north of East 169th street, Block 2887, Lot 174, Borough of The Bronx.

APPEARANCES—

For Applicant: Julius Bleich.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 2, 1932, on certain conditions; and

WHEREAS, the term of variance was extended on January 17, 1939 and December 13, 1949; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1949, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

“* * * granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution; and that this variance shall apply only to the store in the existing building known as 1329 Webster avenue.” (Alt. 841/48)

259-39-BZ

APPLICANT—Meyer Wilen, for Michael Lordi, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the maintenance of a garage for eight motor vehicles, for a term of five years.

PREMISES AFFECTED—57-18 to 57-24 Granger street, south side, 131 ft. east of Martense avenue, Block 1950, Lot 46, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Meyer Wilen and Edward Crimarco.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1939, on certain conditions; and

WHEREAS, the resolution was amended on June 13, 1950; and

WHEREAS, the term of variance was extended from time to time and last extended on June 13, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1939, as thereafter *amended* by resolution adopted through June 13, 1950, only as far as it refers to the term of variance, so that as *amended* this portion of the resolution shall read:

that the term of this variance is hereby extended for an additional term of five (5) years from the date of this *amended* resolution and to permit in addition to the uses permitted in the resolution adopted June 7, 1939, the use of storage of contractor's equipment, as passed on by the Borough Superintendent under Alt. Applic. 129/50 and as proposed, *on condition* that in all other respects the resolution adopted by the Board on June 7, 1939, shall be complied with; and that all permits required, including a new certificate of occupancy shall be obtained within six (6) months from the date of this *amended* resolution.”

170-43-BZ

APPLICANT—Frederick A. Ketcher, for Simon Ackerman Clothier, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a business use district, for a term of years, the maintenance of a business sign on the East 187th Street front of building, said sign projection more than 18 in. beyond building line and not conforming with Zone Resolution.

PREMISES AFFECTED—2402 Ryer avenue, southeast corner of East 187th street, Block 3152, part of Lot 11, Borough of the Bronx.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

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ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 25, 1944, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on September 23, 1952; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1944, as thereafter *amended* by resolutions adopted through September 23, 1952, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that a new Certificate of Occupancy shall be obtained." (ES App. 28/43)

598-43-BZ

APPLICANT—Gabriel Nathan, for Green Bus Lines, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence use district, the extension in area of an existing garage for more than five motor vehicles (buses).

PREMISES AFFECTED—48-09 to 48-17 Rockaway Beach boulevard, southeast corner, of Beach 49th street, Block 336, Lot 60, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 19, 1944, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 19, 1944, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that all work has been completed but additional time is required to obtain a certificate of occupancy, that all permits required, including a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 1490/43)

346-49-BZ

APPLICANT—Murry Kalik, for Jessie Ridley, owner (Van Eyck Studios, lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 21 and 7e of the zoning resolution, permitting in a business use district, the change in occu-

pancy from stockroom on second floor to a carpentry shop with a power saw and paint shop.

PREMISES AFFECTED—179 East 119th street, north side, 100 ft. west of 3rd avenue, and 2190 3rd avenue, Block 1768, Lots 32, 34 and 37, Borough of Manhattan.

APPEARANCES—

For Applicant: Murry Kalik.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 20, 1950, on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three (3) months from the date of this *amended* resolution." (Alt. App. 1532/48)

194-50-BZ

APPLICANT—Maxson, Sells and Ficke, for Gustav M. Berne, owner. (Rockaway Crest Sec. 1, Inc., Rockaway Crest Sec. 2, Inc. and Rockaway Crest Sec. 3, Lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h and 21 of the zoning resolution, permitting on a plot, located in a residence and business use, D area district, the erection of more than one building on a lot and the parking and storage of motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—20-02 to 20-50 and 20-21 to 20-57 Seagirt avenue, northwest corner of Beach 20th street and south side of Seagirt avenue, 157.99 ft. and 586.14 ft. west of Beach 20th Street (Block 250, part of Lot 6; Blocks 262 and 263, Lots 1; Block 266, Lots 20 and Block 290, Lot 150; Blocks 292 and 293, Lots 1 and 70 and Block 294, Lot 1 and part of Lot 70), Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Lester H. Maxson.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 2, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 29, 1952; and

WHEREAS, the resolution was amended on May 25, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 2, 1950, as thereafter *amended* by resolutions adopted through May 25, 1954, only so far as it has reference to the time within which to

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obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that permits have been obtained and contracts are being let, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. Applications 1073 to 1093/50 and Alt. 508/54)

295-53-BZ

APPLICANT—James J. Lyons, Jr., for Emil Guterman, owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution adopted March 2, 1954—reopening as to rescindment of resolution adopted on May 24, 1955—re Application (decision of the borough superintendent), previously granted on condition under sections 7f and 21 of the zoning resolution, permitting in a business use district (now a residence use district) the erection and maintenance of a gasoline service station, lubricatorium, car wash (non-automatic) and office.

PREMISES AFFECTED—2630-2634 Bailey avenue, east side, 150 ft. south of West 193rd street, Block 3239, Lots 14, 16 and 17, Borough of the Bronx.

APPEARANCES—On May 24, 1955—

For Applicant: Harry Stern.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended as to completion, on May 24, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

ACTION OF BOARD—Application reopened and resolution of May 24, 1955 rescinded, on June 1, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on May 24, 1955, this application was reopened and time to complete was extended, provided work was completed within one year of the date of the resolution granting the variance, namely March 2, 1954; and

WHEREAS, it appears that the zoning of these premises was changed from business to residence, effective April 29, 1954, after the resolution was adopted by the Board on March 2, 1954; and

WHEREAS, the Board has found it necessary to make further study of this matter, in view of the change of zone which became effective on April 29, 1954; and

WHEREAS, on May 4, 1954, time to submit working plans was extended at the request of the applicant for two months and no statement was made that the zoning had been changed effective April 29, 1954; and

WHEREAS, on July 27, 1954 the Board, as an administrative act, approved the working drawings as in substantial compliance with the resolution granting the variance adopted March 2, 1954; and

WHEREAS, it appears that a permit to construct was issued by the Borough Superintendent on October 21, 1954; and

WHEREAS, the Borough Superintendent reports that the work is completed and that an application for a certificate of occupancy has been filed, as of April 26, 1955, but no action has been taken because of the discovery that the zoning was changed from business to residence effective April 29, 1954; and

WHEREAS, on May 24, 1955, the resolution was amended by vote of the Board, as to completion; and

WHEREAS, on June 1, 1955, the resolution adopted May 24, 1955 was rescinded, by vote of the Board.

Resolved, that the resolution adopted by the Board on May 24, 1955, be and it hereby is *rescinded*.

836-53-BZ

APPLICANT—Seymour R. Candee, for Danrob Corporation, owner.

SUBJECT—Application for consideration—reopening as to increase in term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence and retail use district, the maintenance of manufacturing in existing retail stores.

PREMISES AFFECTED—3387-3399 White Plains road, southwest corner of Magenta street, Block 4624, Lot 33, Borough of the Bronx.

APPEARANCES—

For Applicant: Morton Candee.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 20, 1954, on certain conditions; and

WHEREAS, the term of variance was extended on May 25, 1954; and

WHEREAS, time to obtain permits and complete the work extended on October 9, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance; and

WHEREAS, the applicant stated that there is a street widening proposed on Magenta street of approximately 3 feet; that the buildings on this lot No. 33 have been built only on the portion of the property not involved in such widening.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 20, 1954, as thereafter *amended* by resolutions adopted through October 9, 1954, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision e for a term of twenty (20) years from the date of this amended resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects." (Alt. 1004/53)

51-54-BZ

APPLICANT—Henry C. Brueker, for Ph. Dietz Coal Co., Inc., owner, and Eton Silver, Inc., tenant.

SUBJECT—Application for consideration—reopening as to amendment as to proposed occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in occupancy from storage garage and motor vehicle repair shop to factory (light manufacturing).

PREMISES AFFECTED—70-01 to 70-09 65th street, southeast corner of Otto road, Block 3644, Lot 1, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Saul Godwin and Melvin Handler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 8, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 8, 1955, by adding thereto:

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"that in the event the owner desires to sell this building to Jacob Oxenhandler for occupancy by the Eton Silver, Inc., now at 283 Greene avenue, Brooklyn, N. Y. for the manufacture of silver plate and flat hollowware by the electrolytic process, including stampings and patterns therefor, such use may be permitted in place of the newspaper printing plant previously proposed, *on condition* that the requirements of the resolution adopted by the Board on March 8, 1955, shall be complied with in all other respects; that a new permit and new certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 1418/53)

657-54-BZ

APPLICANT—Robert Gottheb, for Webster Auto Parts, Inc., owner.

SUBJECT—Application for consideration—reopening as to approval of working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e, 7f and 7i of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—1363-1383 Webster avenue, west side, 647.4 ft. north of East 169th street, Block 2887, Lot 157, Borough of the Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* working drawings marked "Received April 6, 1955", (3 sheets), as in substantial compliance with the resolution adopted by the Board on March 22, 1955; that such working drawings shall be filed with the Borough Superintendent and shall be followed as to arrangement and design of the premises. (N.B. 869 and 870/54)

496-32-BZ—Vol. II

APPLICANT—David Kraus, for Nathan Temares, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of building, subject to regular procedure—re Application (decision of the borough superintendent), previously withdrawn—under section 21 of the zoning resolution, permit in a residence use and "B" area district, the use of a portion of the rear yard required by the zoning resolution.

PREMISES AFFECTED—283 East Broadway, south side, 45.6 ft. west of Gouverneur street, Block 287, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Nathaniel Litt.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of building.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

85-36-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III as to regular procedure to consider a new proposal under a new basis of Appeal—re Application (decision of the borough superintendent), previously denied, under section 21 of the building zone resolution, permitting in a business use district the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2235-2247 Flatbush avenue and 1832-1850 East 48th street, northeast corner, Block 8487, Lots 1, 3 and 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Milton Bromberg.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal under a new basis of appeal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

172-36-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coronet Piece Dye Works, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of term for existing use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use district, the change of occupancy of an existing building to a factory, power wet wash laundry, dry cleaning, dyeing and finishing uses for a term of five years.

PREMISES AFFECTED—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Rosenblum and Curt Otto.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of term of existing use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

529-47-BZ—Vol. II

APPLICANT—Knickerbocker Federal Savings and Loan Association, for Ralph DeMayo, owner (Knickerbocker Federal Savings and Loan Association, lessee).

SUBJECT—Application for consideration—reopening as Vol. II as to additional use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7e of the zoning resolution, permitting in a residence and business use district, the erection of a building to be used as a store, with exits in residence portion, and the parking of more than five motor vehicles on unbuilt upon portion for patron's of store; no fee to be charged.

PREMISES AFFECTED—3476 Boston road, southwest corner of Corsa avenue, Block 4738, Lot 5, Borough of the Bronx.

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APPEARANCES—

For Applicant: Burton C. Meighan.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

6-53-BZ

APPLICANT—Hyman Wiener, for Greater New York Corp. of Seventh Day Adventists, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 21 of the zoning resolution, permitting in a residence use B area district, the erection and maintenance of a structure (church building) using more than the area permitted.

PREMISES AFFECTED—109-111 East 87th street, north side, 80 ft. east of Park avenue, Block 1516, Lots 5 and 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Wiener.

ACTION OF BOARD—Application reopened and set for hearing June 28, 1955, at 10 A. M., waiving all requirements except new decision of the borough superintendent and two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

463-50-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to a new proposed use, subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under section 7f of the zoning resolution, permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, sale of auto accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3221-25 Boston Road, 3250-54 Laconia avenue, northeast corner, Block 4614, Lot 22, Borough of the Bronx.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

592-54-BZ

APPLICANT—Lloyd Morgan and Eugene V. Meroni, for Equitable Life Assurance Society of the United States, owner.

SUBJECT—Application for consideration—reopening and restore to docket—re Application (decision of the borough superintendent), previously withdrawn, under sections 7c and 7e of the zoning resolution, to permit in a residence and unrestricted use district, the erection and maintenance

of a gasoline service station, lubritorium, car-wash, storage and sale of accessories, with illuminated signs, and to permit the parking of motor vehicles.

PREMISES AFFECTED—205 West Fordham road, west side, 391-18 ft. east of Landing road and Major Deegan boulevard, Block 3236, Lot 220, Borough of the Bronx.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

ACTION OF BOARD—Application reopened and restored to the calendar, to be set for hearing in due course, waiving all requirements; withdrawn on May 3, 1955.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

677-54-BZ

APPLICANT—Angelo S. Mongiello, for Hyman and Morris Glassgall, owners.

SUBJECT—Application for consideration—reopening and restore to docket—re Application (decision of the borough superintendent), previously withdrawn, under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from dead storage for autos, garage and one apartment to roofing and sheet metal factory and apartment (one family).

PREMISES AFFECTED—413-415 West 150th street, north side, 112 ft. 11½ in. west of St. Nicholas avenue, Block 2065, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Angelo S. Mongiello.

ACTION OF BOARD—Application reopened and restored to the docket, subject to the regular procedure; previously withdrawn on February 23, 1953.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

175-55-BZ

APPLICANT—John F. Fitzsimons, for 66-52 Grand Avenue Corporation, owner. (The Great Atlantic and Pacific Tea Co., and Ben Franklin Stores, lessees).

SUBJECT—Application March 8, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and retail use D area district the maintenance of existing retail store, extending from retail into residence use district, using more than area permitted in retail D area district portion, and to permit parking in the residential portion of the plot.

PREMISES AFFECTED—66-48 to 66-56 Grand avenue, south side, 66.32 ft. west of Queens Midtown Expressway and 66-43 58th street, Block 2774, Lot 35, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

ACTION OF BOARD—Application withdrawn due to change in zone, permitting the desired use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-

ert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 3:50 P. M.

JOSEPH J. DOYLE, Chief Clerk.

RULES

RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS

Adopted by The Board of Standards and Appeals,
March 11, 1955, Effective April 4, 1955.
Cal. No. 64-55-SR

Authority.

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

- 1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.
- 1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City, pursuant to Section C26-312.0(c)2 of the Administrative Building Code.
- 2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:
- 2.1 Concrete containing air-entraining cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
- 2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 of the Administrative Code, except that the percentage of fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.
- 2.3 When plain concrete containing air-entrained cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be $7\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be $6\frac{1}{2}$ U. S. gallons per sack of cement.
- 2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The following statement is explanatory only of the reasons presented to the Board for adopting the rules, but in no way is any part of this statement to be considered as contravening any part of the rules adopted.

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM Designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes Types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of $\frac{3}{8}$ " than for air-entrained concretes made with aggregates of $1\frac{1}{2}$ " to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division, and Eivind Hognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 605, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, June 24, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954 and further hearing on March 25, 1955.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those excepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors,

toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

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- 1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.
- 1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.
- 1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.
- 1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.
- 1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.
- 1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.
- 1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.
- 1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.
- 2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.
- 2.3. No dry cleaning unit shall be installed unless such unit is approved by the Board of Standards and Appeals.
- 2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Code.
- 2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.

- 2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.
- 2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles, but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.
 - 3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, and fur storage.
- 3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3.2 shall not apply to those establishments created prior to the effective date of these Rules:
 - 3.2.1. which is of wood frame construction;
 - 3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;
 - 3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Code.

Rule 4. Egress.

- 4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:
 - 4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.
 - 4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule 5 shall not apply to those establishments created prior to the effective date of these Rules:

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5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule 6 shall not apply to those establishments created prior to the effective date of these Rules:

6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide at least four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

8.2. All Class A dry cleaning establishments shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of all dry cleaning establishments whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof, street, yard or court grade on which it opens of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan, and

(3) The terminal of the exhaust, shall be at least five feet from any window or ventilating opening if said ventilating window or ventilating opening lies on the same plane as the exhaust terminal and when the ventilating windows, or other ventilating openings lie on a plane which faces in the direction of the exhaust terminal such terminal shall be at least 10 feet away from the same, and

(4) All direct equipment exhausts or vents shall be provided with mesh lint arrestors which shall be kept clean unless lint traps are provided on the units, and

(5) The requirements of subdivisions (1) and (3) of this Rule 8.3 shall not apply to those establishments created prior to the effective date of these Rules.

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PUBLIC HEARING

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments.
- 9.2. The proprietor of any Class A establishment shall furnish to any person cleaning out a dry cleaning unit an approved type respirator for his use during the process of cleaning out any such unit.
- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

Rule 12.

If any term, part or provision of any of the aforesaid Rules shall be held unconstitutional or ineffective in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts or provisions of these Rules.

NOTICE

Copies of the Official Directory of the City of New York for the year 1955 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and

Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record".

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 24

DIRECTORY

BOARD OF STANDARDS AND APPEALS

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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 3, 1955, copy of Petition and Order of Certiorari was served on the Board by Paul Kahn, attorney for Grokahn Realty Corp. and Park Bayard Realty Corp., objecting property owners, seeking a review of the Board's determination on April 26, 1955, granting a variance under Section 7i for a term of fifteen years, to permit the premises located in a business use district to be occupied as a gasoline station and accessory uses; Cal. No. 815-53-BZ, Vol. II; Premises 2153-2159—8th Avenue, Borough of Manhattan.

* * * * *

On June 2, 1955, Copy of Petition and Order of Certiorari was served on the Board by Max M. Lome, attorney for Central Queens Allied Council, Inc., the Laurelton Civic Assn., Inc., objectors, et al, seeking a review of the Board's determination on April 26, 1955, granting change of occupancy to a salesroom under name "Merrick Mart" from a roller skating rink, office and parking of motor vehicles (previously granted by the Board); Cal. No. 144-50-BZ, Vol. III; premises 130-35 Merrick Boulevard, north side, 100 ft. west of Farmers Boulevard, 127-06 to 127-32 Farmers Boulevard, and 178-22 to 178-30 Eveleth Road, Springfield Gardens, Borough of Queens.

* * * * *

On June 7, 1955, Copy of Petition and Order of Certiorari was served on the Board by Leon Seinfeld, attorney for Celia Seinfeld, owner, seeking a review of the Board's denial of their appeal on May 24, 1955, from Borough Superintendent's decision on N.B. Application 1875-50, re proposed alteration of changing occupancy and also as to providing a legal yard; Cal. No. 66-55-A; Premises 224 Avenue N and 1494-1496 East 3rd Street, southwest corner (front and rear buildings), Borough of Brooklyn.

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427-55-A—H.B.Q.—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens, N.B. 2200-55—re egress.

428-55-A—H.B.M.—341-343 East 19th street, north side, 240 ft. west of 1st avenue, Block 925, Lots 24 and 25, Borough of Manhattan, Alt. 1792-54—re change in use of 4 story and basement from apartment to public building—class 3 construction.

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432-55-A—H.B.B.—8-12 Forrest street, south side, 96 ft. east of Bushwick avenue, Block 3145, Lot 12, Borough of Brooklyn, Alt. 4972-54—re egress.

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434-55-A—H.B.M.—133 West 24th street, north side, 400 ft. west of Avenue of The Americas (6th), Block 800, Lot 21, Borough of Manhattan, Alt. 382-55—re egress, etc.

435-55-A—H.B.B.—371 Waverly avenue, east side, 80 ft. north of Greene avenue, Block 1945, Lot 1, Borough of Brooklyn, Alt. 1290-55—re multiple dwelling—converted class "A" M.D., yard.

436-55-BZ—H.B.B.—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens, Alt. 225-55—re area excessive.

437-55-A—H.B.B.—63-17 to 63-19 Metropolitan avenue, north side, 173 ft. 5 in. east of 62nd street, Block 2771, Lot 55, Maspeth, Borough of Queens, Alt. 225-55—re exits; extension frame factory building.

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439-55-A—H.B.B.—Block bounded by Adams street, Fulton street, Johnson street and Washington street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn, N.B. 167-49—re erection, alteration, demolition, repair, and excavation rules of Board of S. and A. require that not more than 8 stories of steel be erected above the uppermost floor filling, etc.

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444-55-A—H.B.M.—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan, Amendment to Alt. 1676-45—re egress; fire-proof construction.

445-55-SM—Martin Steel Edge Gypsum Plank (roof deck structural slabs), manufactured by Martin Fireproofing Corp., Material.

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153-44-SA—Monogram Oil Fire Heaters (circulating); (reopened for test and report as to additional model—37C140), manufactured by The Quincy Stove Manufacturing Co., Appliance.

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831-47-SA—Neptune Red Seal Gasoline Dispensing Pump (reopened for test and report as to additional model and change in name of owner); manufactured by Neptune Meter Co., owner.

448-40-SM—Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor (reopened for test and report as to use of vermiculite plaster), manufactured by H. H. Robertson Co., Material.

532-46-BZ—Vol. II—H.B.M.—1300-1306 Avenue of the Americas and 55-67 West 52nd street, northeast corner and 56-64 West 53rd street, Block 1268, Lots 1, 7, 8 and 9, Borough of Manhattan, Alt. 555-55.

762-41-BZ—Vol. II—H.B.B.—82-84 Pierrepont street and 178 Henry street, southwest corner, Block 242, Lot 37, Borough of Brooklyn, Alt. 232-55.

594-29-BZ—Vol. IV—H.B.B.—5810-5824 Bay parkway and 2177-2183 59th street, northwest corner, Block 5808, Lot 44, Borough of Brooklyn, Alt. 1356-55.

1069-27-BZ—Vol. III—H.B.B.—6702-6724 New Utrecht avenue and 1501-1511 Ovington^a avenue (68th street), north-west corner and 6703-6725 15th avenue, Block 5565, Lot 1, Borough of Brooklyn, N.B. 1646-54.

490-25-BZ—Vol. II—H.B.M.—342 West 70th street, south side, 466 ft. 6 in. west of West End avenue, Block 1181, Lot 151, Borough of Manhattan, Alt. 544-55.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

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Last Publication

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Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
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Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb.	22, 1955.
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
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Fire Resistive, Flameproof Materials etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, etc.	Apr.	23, 1952—Vol. 37, No. 17
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Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
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Oil Burner Rules	May	25, 1954.
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		Last Publication
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.		15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting ...	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Administrative Code Excerpts

Refrigerating System, Chap. 19Jan. 3, 1953—Vol. 38, No. 2A

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 14, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 14, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corp., owner.

SUBJECT—Application reopened September 14, 1954 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy of second floor of existing public garage to factory use.

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

Laid over from May 24, 1955 to June 14, 1955, for applicant to file plan of second floor; hearing closed.

CALENDAR

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence and business district for a term of ten years the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application December 3, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

Laid over from May 24, 1955 to June 14, 1955, for inspection and decision; hearing closed.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corp., owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, lubritorium, and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles waiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of West 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

Laid over from May 24, 1955, to June 14, 1955, for inspection and decision; hearing closed.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed; then to June 14, 1955, as to possible change in zoning from business to retail.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Co., Inc., owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

Laid over from June 7, 1955 to June 14, 1955, for applicant to obtain decision of borough superintendent.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

Laid over from June 7, 1955 to June 14, 1955, at the request of the applicant.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-336 West 58th street and 20 West 60th street, Block 1049, Lot 29, and Block 1112, Lot 25, Borough of Manhattan.

Laid over from June 7, 1955 to June 14, 1955, for applicant to file additional objection as to storage garage within twenty-five feet of a place of public assembly.

305-55-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

487-54-BZ

APPLICANT—LeRoy Holman, for Gloria and LeRoy Holman, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a one family dwelling, nearer to the street line than is permitted.

CALENDAR

PREMISES AFFECTED—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond.

701-52-BZ—Vol. II

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened May 24, 1955 for consideration of amendment as to reduction in height—re (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted.

PREMISES AFFECTED—37-11 48th avenue, northwest corner of 38th street, Block 228, Lot 1, formerly Lots 1 and 8, Long Island City, Borough of Queens.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the increase in height of existing storage garage by the addition of another story, and to permit the use of roof for the parking of motor vehicles.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application March 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

751-39-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened April 19, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the addition of motor vehicle repairs and the parking of motor vehicles awaiting service, to existing gasoline service station, lubritorium, auto laundry and office.

PREMISES AFFECTED—925 Hunts Point avenue, south side, from Southern boulevard to Bruckner boulevard, Block 2735, Lot 20, Borough of The Bronx.

165-48-BZ—Vol. III

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application reopened January 18, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7i of the zoning resolution, to permit in a business use district the extension in use of existing gasoline service station and motor vehicle repair shop, for a

term of ten years' the erection and maintenance of an automatic auto laundry and to erect and maintain an additional motor vehicle repair shop, front end alignment, and a store for sale of accessories.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gun Hill road, southeast corner, Block 4494, Lots 44 and 46, Borough of The Bronx.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets (no power driven saws).

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

978-54-BZ

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.

SUBJECT—Application December 29, 1954—re (decision of the borough superintendent) under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the use of portion of first floor for the parking and storage of city owned (Board of Education) and employees' cars, with greasing and minor motor vehicle repairs to the city owned cars.

PREMISES AFFECTED—131 Livingston street, north side, 132 ft. 6 in. east of Red Hook lane (Pearl street) and 409 Red Hook lane, Block 154, Lot 1, Borough of Brooklyn.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

CALENDAR

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner Peter Pan Playland Corp., lessee).

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a period of ten years.

PREMISES AFFECTED—2601-2629 Emmons avenue north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 14, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 14, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

286-55-A

APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.

SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

90-55-A

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.

SUBJECT—Application February 8, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1, Julia Richman High School, Borough of Manhattan.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.

SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 21, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

Laid over from June 1, 1955 to June 21, 1955, for inspection and decision; hearing closed.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for inspection and decision; then to June 21, 1955, for applicant to file revised plans, omitting the golf driving range; hearing previously closed.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

Laid over from May 3, 1955, to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for revised plans showing machinery in the rear of the building; then to June 21, 1955, for applicant to file a complete statement and corrected plans showing existing and proposed conditions; hearings previously closed.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, ½ times height district the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

Laid over from June 7, 1955, to June 21, 1955, for inspection if necessary and decision; hearing closed.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

50-42-BZ

APPLICANT—M. B. Rhine, for Marie Rusciano, owner (Harry Barkoff, lessee).

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1261 Jerome avenue, west side, 70 ft. south of West 169th street, Block 2855, Lot 28, Borough of The Bronx.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

934-48-BZ

APPLICANT—Melvin Salberg, for Max Bauer, owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the permitted area.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street, Block 6314, Lot 59, Borough of Brooklyn.

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwelling units and restaurant (cabaret—no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

304-55-BZ—Vol. II

APPLICANT—Henry Nordheim, for Papp's Motors Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II re (decision of the borough superintendent) under sections 7a, 7i, 7h and 7A of the zoning resolution, to permit in the retail use district portion of plot the erection and maintenance of a motor vehicle repair shop, in conjunction with used car lot, (previously granted by the Board—never built) and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application reopened July 13, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the addition of parking of employees' cars (no fee to be charged), to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

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SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubine and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application April 6, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th streets; 425-435 East 48th street, north side and 422-430 East 49th street, south side, Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37, Borough of Manhattan.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

100-55-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 7i

of the zoning resolution, to permit in a business use district the reconstruction, and extension of existing gasoline service station, to include lubritorium, auto laundry (non automatic), motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—60 Richmond terrace, southwest corner of Wall street, Block 7, Lot 70, Tompkinsville, Borough of Richmond.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a period of ten years the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

166-55-BZ

APPLICANT—Paul Friedman, for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street Corp., owner (545 Madison Corp., long-term lessee).

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district the erection and maintenance of a bank and office building, without the required loading berth.

PREMISES AFFECTED—545-547 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 21, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

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668-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application July 30, 1954—Gold Bond Prefabricated Steel Stud, approval of.

48-55-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application January 12, 1955—National Gypsum Co., FR Fire Retardant Coating for Acoustifibre, approval of.

603-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application July 20, 1954—Gold Bond Gypsum Plaster and Gold Bond Lath Ceiling with Gold Bond Cli-Lok System (1 hr. fire resistive ceiling under steel joists), approval of.

1013-54-SA

APPLICANT—Rowe Manufacturing Co., Inc., owner. (City Milk Home Service Inc., Agent).
SUBJECT—Application December 28, 1954—Rowe Automatic Milk Vending Machine, Model 16, approval of.

518-53-SM

APPLICANT—Rector-Mineral Trading Corp., for Infal-Industria De Fabricacao, owner.
SUBJECT—Application June 30, 1953—Rector Infal Cork Insulation (manufactured in Montijo, Portugal), approval of.

298-55-SM

APPLICANT—W. J. Haertel & Co., owner (Owens-Corning Fiberglass Corp., Agent).
SUBJECT—Application April 1, 1955—Securitee Pan System (suspension system for acoustical ceilings), approval of.

770-45-SM

APPLICANT—Walter Maguire Company, Inc., owner.
SUBJECT—Application December 3, 1945—Cortland Emery Aggregate, approval of.

27-55-SM

APPLICANT—Benda Products Inc., owner.
SUBJECT—Application January 10, 1955—Benda Flame-pruf (compound for flame-proofing fabrics), approval of.

650-49-SA—Vol. II

APPLICANT—Willima J. Feigley, for The Patterson-Kelly Company, Inc., manufacturer.
SUBJECT—Application reopened March 15, 1955 as Vol. II for test and report to consider new model—Patterson-Kelly Fuel Oil Heater with Fuel Oil Detector (preheater); previously withdrawn re Patterson Type "O" Fuel Oil Preheaters.

333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.
SUBJECT—Application reopened February 23, 1955, as to amendment to resolution to include additional sizes of masonry units—re Double V Cinder Block (cinder concrete construction) sizes various: 4x8x18, 8x8x18, 12x8x16, 6x8x18, 10x8x16, 12x8x18 and 8x9x18; previously approved.

338-55-A

APPLICANT—Samuel Rosenblum, for Mor-Ming Corp., owner.
SUBJECT—Application April 25, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—128-130 East 56th street south side, 110 ft. west of Lexington avenue, Block 1310, Lots 61 and 62, Borough of Manhattan.

707-54-A

APPLICANT—Morris Hannes, for 220 Madison Avenue Corp., owner (Hutton Murray Hill, Inc., lessee).

SUBJECT—Application August 31, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—220-230 Madison avenue and 18 East 37th street, southwest corner, Block 866, Lot 64, Borough of Manhattan.

713-54-A

APPLICANT—Herman E. Horwood, for Loowal Realty Co. Inc., owner.

SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60, Borough of Manhattan.

714-54-A

APPLICANT—Herman E. Horwood, for Rexton Realty Co., owner.

SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58, Borough of Manhattan.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.

SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

429-55-A

APPLICANT—Vito P. Battista, for M. Rosenzweig, owner (o/u/c—Institute of Design and Construction).

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—309-313 Bridge street, east side, 135 ft. 2 in. south of Johnson street, Block 2047, Lot 7, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JUNE 24, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Friday morning, June 24, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

JUNE 28, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 28, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner (Tidewater Associated Oil Co., owner under contract).

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the

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residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.

SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmary Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under sec-

tion 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor housekeeping conditions found on the premises and for decision; then to June 7, 1955, for applicant to furnish statement as to housekeeping conditions; hearing closed; then to June 28, 1955, for inspection and decision.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A; then to May 24, 1955, for plans from three sources to be submitted as previously requested; then to June 7, 1955, for revised plans and for further consideration by the Board; then to June 28, 1955, for decision.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubricatorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

Laid over from May 17, 1955 to May 24, 1955, applicant to file seven complete sets of plans as to proposed uses and entrances; then to June 1, 1955, for applicant to file revised plans as to curb cuts; hearing previously closed; then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 7, 1955, for consideration and decision by the Board; hearing closed; then to June 28, 1955, for inspection and decision.

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance

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steps and platform without the required set back from street line, and using more than the area permitted; and to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

151-55-A

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application January 20, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner (Shell Oil Company, lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch bandsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

Laid over from June 7, 1955 to June 28, 1955, for applicant to file plan of turning radius; inspection and decision; hearing closed.

606-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

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PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of The Bronx.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

6-53-BZ

APPLICANT—Hyman Wiener, for Greater New York Corporation of Seventh Day Adventists, owner.

SUBJECT—Application reopened June 1, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use B area district, the erection and maintenance of a structure (church building), using more than the area permitted.

PREMISES AFFECTED—109-111 East 87th street, north side, 80 ft. east of Park avenue, Block 1516, Lots 5 and 6, Borough of Manhattan.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

135-42-BZ—Vol. II

APPLICANT—J. B. Dow, for Hazeltine Electronics Corp., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F. area district, the extension of existing one story, office, research laboratory and light manufacturing, using more than the area permitted, and to permit the continuation of parking of motor vehicles—all for a term of twenty years.

PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue, Block 8400, Lot 146, Little Neck, Borough of Queens.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence than is permitted.

PREMISES AFFECTED—248-01 to 248-09 Northern boulevard and 43-55 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

70-52-BZ—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district the extension in use and area of existing parking and storage of motor vehicles on lot 77 to include lots 80 and 126.

PREMISES AFFECTED—88-34 to 88-38 161st street, west side, 269 ft. 2¾ in. north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens.

333-52-A—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the extension in area of existing gasoline service station, and the installation of five additional gasoline storage tanks, and to rebuild the existing station to include lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

91-55-BZ

APPLICANT—Kitzler and Nurick, for Jecoma Corp., owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction and reduction in size of garage for more than five motor vehicles, and to permit the inclusion of motor vehicle repair shop, and the parking of motor vehicles waiting service; to existing public garage, gasoline service station, greasing and office.

SUBJECT—Application reopened January 11, 1955 as Vol. II—filed pursuant to section 35, General City Law re proposed use of premises in bed of a mapped street—160th street.

PREMISES AFFECTED—88-34 161st street, west side, 295 ft. 2½ in. north of 89th avenue, Block 9764, Lot 77, Jamaica, Borough of Queens.

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owners.

SUBJECT—Application reopened March 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris, Shachnow, Julius Israel and David H. Israel, owners.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles, and the erection of a shelter for attendant.

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32-27 inclusive, Borough of Manhattan.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

125-55-BZ

APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.

CALENDAR

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories, and office with show windows nearer the residence use district than is permitted; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owner (Irving Goodstein, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories.

PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

626-29-BZ—Vol. IV

APPLICANT—Herman Horowitz, for Rubel Corp., owner (Department of Sanitation, City of New York, lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7f and 21 of the zoning resolution, to permit in a business and residence use district the inclusion of a motor vehicle repair shop in an existing storage garage building.

PREMISES AFFECTED—2012-2030 Neptune avenue and 2801-2809 West 21st street, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 28, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 28, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

982-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application December 14, 1954—Gold Bond Acoustipanel System (sound absorption and fire resistant ceiling), approval of.

208-50-SM

APPLICANT—Lone Star Cement Corp., manufacturer.

SUBJECT—Application March 7, 1950—Lone Star Air Entraining Portland Cement, Type 1A-11A and Lone Star Incor High Early Air Entraining Portland Cement, Type 11A, approval of.

734-54-SM

APPLICANT—Granco Steel Products Company, owner.

SUBJECT—Application September 14, 1954—Corruform and Tufcor Steel Deck (fire resistive roof for industrial construction), approval of.

278-55-SM

APPLICANT—Frameproof Chemical Co., Inc., owner (Perma Dry Co., Inc., agent).

SUBJECT—Application April 1, 1955—Texpruf Flame Retardant, approval of.

321-55-SA

APPLICANT—Davis Engineering Corp., owner.

SUBJECT—Application April 11, 1955—Paracoil Thermo-Film Fuel Oil Heater (preheater), approval of.

726-54-SM

APPLICANT—The Chicago Faucet Company, owner.

SUBJECT—Application September 7, 1954—Chicago Faucet Vacuum Breakers, Models 893 ($\frac{3}{8}$ ") and 892 ($\frac{1}{2}$ "), approval of.

880-50-SA

APPLICANT—Sec-O-Matic Corp., owner-manufacturer.

SUBJECT—Application reopened December 1, 1953, as to amendment to resolution as to additional model and to consider change of ownership—re Sec-O-Matic Dry Cleaning System, Models AH, AHR and AR, previously approved.

1464-39-GR

APPLICANT—Austin Ambach.

SUBJECT—Application reopened April 26, 1955 for consideration and report as to inclusion of inspection agency (Austin Ambach of the Inspection Agency).

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

706-54-A—Vol. II

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk, Corp., lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. II—filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

CALENDAR

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

738-54-A

APPLICANT—DeRose and Cavalieri, for 154 North 7th Street Holding Corp., owner.

SUBJECT—Application October 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-158 North 7th street, south side, 80 ft. west of Bedford avenue and 151-143 North 6th street, Block 2327, Lots 19-32 and 33, Borough of Brooklyn.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.

SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

812-54-A

APPLICANT—Rust-Oleum Corp., owner.

SUBJECT—Application October 18, 1954—Re: Transportation, storage and sale of combustible mixture known as "Rust-Oleum Lubricating Grease" in New York City (labelling of containers not in accordance with Administrative Code requirements).

177-55-A

APPLICANT—Canada Dry Ginger Ale Inc., owner.

SUBJECT—Application March 8, 1955—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—59-02 Borden avenue, south side, 191.02 ft. west of Maurice avenue, Block 2657, Lot 40, Maspeth, Borough of Queens.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.

SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, July 6, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

68-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.

SUBJECT—Application reopened May 10, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and

business use district the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.

PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Company, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard.

PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of a plot the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

880-54-BZ

APPLICANT—William A. Giesen, for Harry A. Geller, owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district the erection and maintenance of a business structure (stores) using more than the area permitted, and without the required rear yard at curb level.

PREMISES AFFECTED—728 A and B and 730 A and B East 233rd street, south side, 230.6 ft. east of White Plains road, Block 4846, Lot 54, Borough of The Bronx.

955-54-BZ

APPLICANT—Meyer Fine, owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

968-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Storage Realty Co., Inc., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—10 Pitt street, east side, 125.5 ft. north of Grand street, Block 336, Lot 4, Borough of Manhattan.

975-54-BZ

APPLICANT—Siegel and Green, for Lan Properties, Inc., owner.

CALENDAR

SUBJECT—Application December 28, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.

40-55-BZ

APPLICANT—Arnold W. Lederer, for Congregation Ahavath Achim, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

910-53-A—Vol. II

APPLICANT—Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.

SUBJECT—Application January 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

152-55-BZ

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district

the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.

234-55-BZ

APPLICANT—Robert Gottlieb, for 68-74 East End Avenue Corp., owner (Rocket Cleaners, lessee).

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7c of the Zoning resolution, to permit in a residence use district, the extension of existing northerly store into existing apartments at rear of stores, to be used as a cleaning and pressing store.

PREMISES AFFECTED—70 East End avenue, west side, 41 ft. 6 in. south of East 83rd street, Block 1579, Lot 28, Borough of Manhattan.

257-55-BZ

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Davidson, for 16 East 79th Street Realty Corp., owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and restricted retail use district, the change in occupancy from one family dwelling to doctors' offices and two apartments.

PREMISES AFFECTED—16 East 79th street, south side, 90 ft. west of Madison avenue. Block 1393, Lot 60, Borough of Manhattan.

276-55-BZ

APPLICANT—Aaron N. Kiff, for York and Sawyer (St. Luke's Hospital, owner).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit the erection and proposed hospital building in excess of the height limit.

PREMISES AFFECTED—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 6, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 6, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

632-54-A

APPLICANT—Kraman Iron Works, for Samuel and Leonard Schack and David H. Sherman, owners.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lots 53 and 54, Borough of The Bronx.

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

786-54-A

APPLICANT—American Gas and Electric Service Corp., lessee (Hudson and Manhattan Railroad Co., owner).

CALENDAR

SUBJECT—Application October 11, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—30 Church street, west side, from Dey to Cortlandt streets, 18th floor; Block 61, Lot 1, Borough of Manhattan.

277-54-A—Vol. II

APPLICANT—The Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application reopened May 10, 1955 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—Richmond terrace, south side, 650 ft. west of Western avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Richmond.

372-54-A—Vol. II

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).

SUBJECT—Application reopened February 23, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 6 in. south of Lispenard street and 38 Lispenard street, Block 194, Lot 20, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees u/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 7, 1955, 10 A. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 24, 1955, were approved as printed in the Bulletin of May 31, 1955, Vol. 40, No. 22.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Co., Inc., owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Stanley B. Epstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A. M. for applicant to obtain decision of borough superintendent.

SUBJECT—Application reopened February 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance steps and platform without the required set back from street line, and using more than the area permitted; and to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler and Reuben Barshay.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

151-55-A

APPLICANT—Wechsler and Schimmenti, for Jewish Center of Kings Highway, owner.

SUBJECT—Application January 20, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Wechsler and Reuben Barshay.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimmenti, for Jewish Center of Kings Highway, Inc., owner.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

MINUTES

SUBJECT—Application reopened September 28, 1954, as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: Michael Levine, Edward Hoffman for Park Dept., C. J. Cammarata for N. Y. C. Housing Authority and Louis Rubinstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for decision; hearing previously closed.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Robert J. Gill, George DeCombo and James Lynch.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for applicant to file revised plans omitting the golf driving range; hearing previously closed.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Robert J. Gill, George DeCombo and James Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for revised plans in conjunction with Cal. No. 330-33-BZ, Vol. IV; hearing previously closed.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner (Shell Oil Company, lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles on unbuilt portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph V. McKee, Ralph E. Leff, G. Lazarus and B. N. Eisinger.

For Opposition: Francis X. Stephens, J. Katz and Robert Olmstead.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district, the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

APPEARANCES—

For Applicant: Irving P. Marks and Simon Kanowitz.

For Opposition: Marvin L. Levitt and Jack Modlinger.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for applicant to file plan of turning radius, and for inspection and decision; hearing closed.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427. Lot 27, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

MINUTES

606-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

626-51-BZ

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit, in a retail use district, the manufacturing on all floors, not incidental to conduct of a retail business, conducted on premises; using more than the permitted percentage of each floor.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street (Block 502, Lot 41), Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, date to be set for hearing when companion "A" appeal has been examined and set for hearing; the "A" and "BZ" cases to be heard on the same date.

444-55-A

APPLICANT—Henry Nordheim, for Leah Slapo, owner.

SUBJECT—Application June 3, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—171 Spring street, north side, 70 ft. 2 in. east of Thompson street, Block 502, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Henry Nordheim and William Slapo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over, date to be set in conjunction with 626-51-BZ.

147-52-BZ

APPLICANT—George Riechelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Leon E. Borden and George Reichelmann.

For Opposition: Bernie Ostrowski and Terese Pallet.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for applicant to file a complete statement and

corrected plans showing existing and proposed conditions; hearing previously closed.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district, the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Raymond Irrera, Vincent Forchelli and Rudolph E. Gally.

For Opposition: Theresa Palazzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing previously closed.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954 (decision of the borough superintendent) under sections 7c, 7i, and 7h of the zoning resolution, to permit in a residence and business use district, the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, at 10 A. M., as to possible change in zoning from business to retail.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garafalo, owner.

SUBJECT—Application December 22, 1954—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district, the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garafalo, owner.

MINUTES

SUBJECT—Application December 22, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—(decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district, the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh, Harry Shugar and Sadie Shugar.

For Opposition: Sylvia Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Max B. Siegel.

For Opposition: Louise Bunyan, Beatrice Thompson and Mathias L. Varella.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant Highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: A. M. Torrissi and Morris Goldshore.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A. M., at the request of the applicant.

15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955—(decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district, the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch bandsaw in the building, all for a term of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Leonard M. Weil, Helen Zyminski and William Baeder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for inspection and decision; hearing closed.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, 1/2 times height district, the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Charles Henry Mann and Clayton Wilkie.

For Opposition: Dorothy Chervin, Dorothy L. Durham, Mary McMahon, Hazel McLarney, Agnes Wilson, Sophie Harrens, Sylvia Levy and Claud H. Durham.

MINUTES

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.
ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for inspection if necessary and decision; hearing closed.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 Belknap street (135-01 official) southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, Charles Henry Mann and Clayton Wilkes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for inspection if necessary and decision; hearing closed.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district, the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale of gasoline to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: William Lebwohl, Lionel K. Levy, William Wilson, J. Vermaelen, W. F. Kennedy and F. Kennedy.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over from June 7, 1955, to June 14, 1955, at 10 A. M. for applicant to file additional objection, as to storage garage within twenty-five feet of a place of public assembly.

306-55-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: William Lebwohl, Lionel K. Levy, William Wilson, J. Vermaelen, W. F. Kennedy and F. Kennedy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 14, 1955, at 10 A. M. for further consideration in connection with Cal. No. 305-55-BZ.

718-54-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application September 21, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus circle, 20 West 60th street, southwest corner and 325-335 West 58th street, northwest corner of Columbus Circle, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: William Lebwohl, Lionel K. Levy, William Wilson, J. Vermaelen, W. F. Kennedy and F. Kennedy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

816-54-BZ

APPLICANT—Burke, Green and Groh, for Eli Brody and Murry B. Brody, owners.

SUBJECT—Application October 29, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, F area district, the erection and maintenance of a one story and cellar structure, to be used for doctors' offices, using more than the area permitted, and without the required rear yard.

PREMISES AFFECTED—21-35 Bell boulevard, east side, 241.21 ft. north of 24th avenue, Block 5958, Lot 57, Bay-side, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the premises and area were inspected by a Committee of the Board and the Committee recommended that the application be denied or withdrawn as there appeared to be no justifiable basis for a variance in view of the recent amendment permitting greater coverage for a building for this occupancy; and

WHEREAS, the applicant requests that the application be withdrawn in order to submit a new proposal.

Resolved, that the application be and it hereby is *with-
drawn*.

431-31-BZ—Vol. III

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application March 17, 1955 (decision of the borough superintendent), under sections 21 and 19A(j) of the zoning resolution, to permit in a retail use, D area district, the erection and maintenance of a business building (supermarket), using more than the area permitted and with an entrance to required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—2902-2912 Avenue U and 2101-2113 East 29th street, southeast corner and 2901-2911 Gravesend Neck road, Block 7362, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Pearl Kleinberg, Ethel Ludmer, Gussie Roth and Freda Davidson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on March 29, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Avenue U are in a retail use, D area, class 1 height district; East 29th street is in residence and retail use, D area, class 1 height districts; Gravesend Neck road is in residence, local retail and retail use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 11, 1955 acting on N.B. Applic. 449-55, reads:

"1. Area of new Bldg. will exceed permissible area under sect. 14, Art. II of Zone Resolution.

2. Location of entrance to a req'd loading berth is less than 50'-0" from a street intersection and is contrary to sect. 19-A par. h-3 of Zone Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 110 ft. frontage by 71.52 ft. and 114.57 ft. in depth, irregular, presently used for patron parking for adjoining lot No. 6; that the site was changed from business to retail use on April 8, 1954; that it is proposed to erect a one story and cellar building of class 3 construction occupying the full area of the lot and to be used in its entirety as a supermarket; that it is also proposed to provide an interior loading berth on the street floor opening on East 29th Street; and

WHEREAS, the applicant further states that the subject premises is the greater part of a comparatively small irregular-shaped block formed by Avenue U, East 29th street, Gravesend Neck road and Nostrand avenue; that the remainder of this block, lot No. 6, is used for a diner with outdoor service on the open area of its lot; that modern supermarkets require large store areas for successful merchandising and the full area of the subject premises barely meets the recognized minimum area requirements, and in order to make this project practical and economically feasible, it is imperative that the full area of this lot be developed as proposed; that otherwise, no careful investor would undertake such a development, as a reasonable return on the investment could not be obtained; that the use of the subject premises for a supermarket exists as a matter of right under the zoning resolution; that the area district zoning limits the building area; that such area limitation as applied to this particular premises would tend to prohibit a reasonable and beneficial use of this property; that the general purpose and intent of the area district requirements for open spaces is to provide more light and ventilation for adjoining properties, and as applied to this particular lot it would not serve any such intended purpose; that the subject lot is bounded by three streets and its one interior lot line abuts the only remaining lot on this entire block; that this adjacent lot No. 6 is used for commercial purposes and likewise faces on three streets and no practical benefit could result to this adjacent property by strict compliance with the area district requirements for open spaces; that the proposed low height of the building being limited to one story would unquestionably provide better light and ventilation than any possible required open spaces on the lot itself; that in view of the aforesaid conditions the area zoning for this particular plot is unreasonable and oppressive and tends to destroy its real estate value, thereby causing unnecessary hardships and practical difficulties within the meaning of section 21 of the zoning resolution; and

WHEREAS, the applicant contends that Avenue U is the main shopping thoroughfare for this neighborhood and con-

sequently the building has been designed to have its main frontage on that street; that East 29th street and Gravesend Neck road are secondary streets and have little or no traffic and therefore the service facilities for this supermarket have been located on those streets; that due to the irregular shape of the subject lot and the necessity for having the supermarket shopping facilities face Avenue U, the only available lot area for the location of the required loading berth was here indicated on the plans facing East 29th street at a distance of 22 ft. from the corner intersection of East 29th street and Gravesend Neck road; that to locate this access at the required 50 ft. from the corner intersection would tend to destroy the usability of this lot for a supermarket; and

WHEREAS, the applicant states that the present owner has held title to the property since February 8, 1951 and that the assessed valuation of land is \$28,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and careful consideration has been given to the use and area proposed, particularly the location of the unloading space, which appears to be proposed in the best location for the purposes and the committee recommended that the application be granted under certain conditions as there would be no benefit to anyone in reducing the coverage; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19A, Subdivision j of the Zoning Resolution, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to area and under Section 19A, subdivision j as to unloading space, to permit the coverage of the plot for the use as proposed and as indicated on plans filed with this application, marked "Received March 17, 1955", 5 sheets, and "April 27, 1955", 1 sheet, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

115-33-BZ—Vol. II

APPLICANT—Paul Friedman, for Julia McCarthy, owner, Esso Standard Oil Company, lessee.

SUBJECT—Application November 16, 1954 (decision of the borough superintendent), under sections 7e, 7f and 7i of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and the parking of cars awaiting service (previously denied by the Board under Section 21).

PREMISES AFFECTED—222-15 Merrick boulevard, northwest corner of 223rd street, Block 12961, Lot 10 (tentative), Laurelton, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman and Joseph B. Lynch.

For Opposition: Edward Sharf.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, for reconsideration under a different section of the zoning resolution; and

MINUTES

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; laid over to May 10, 1955, at request of attorney for objectors; applicant concurring; no further requests for adjournments; then to June 1, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for consideration and decision by the Board; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 223rd street are in residence and retail use, D and D-1 area, class $\frac{1}{2}$ height districts; Merrick boulevard is in a retail use, D area, class $\frac{1}{2}$ height district; and

WHEREAS, the decision of the borough superintendent, dated November 1, 1954 acting on N.B. Applic. 3960-54, reads:

"1. Proposed gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service partly in a retail use district and extending into a residence use district is contrary to Section 4-A and Section 3 of the Zoning Resolution.

Note: A portion of the premises was subject to an application before the Board of Standards & Appeals under Cal. #115-33-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot, 140.02 ft. frontage by 107.40 ft. in depth, irregular, presently vacant; that as of July 25, 1916 the retail portion of the premises was zoned business and the entire subject premises was in a D area, 1 times height district; that on January 21, 1947 the retail use and D-1 area designations became effective and on June 30, 1954 the height district was changed from class 1 to class $\frac{1}{2}$; that no petition is pending before the city planning commission to change the zoning designations affecting this plot; and

WHEREAS, the applicant contends that the instant application differs from the previously denied application in the following respects; that the previous application affected an interior plot located on the north side of Merrick boulevard 7.53 ft. west of 223rd street, having a frontage of 92.65 ft. on Merrick boulevard, 109.42 ft. along its westerly line and 100 ft. on its northerly line; that the instant application affects a corner plot located at the northwest corner of Merrick boulevard having a frontage of 140.02 ft. on Merrick boulevard and 107.40 ft. on 223rd street, irregular; that the previous application was brought under section 21 and the present one under sections 7f, 7i and 7e and consequently the burden of proof is different; that the prior application proposed a building 80 ft. by 25 ft., set forward 10 ft. from the rear lot line, to be used as a motor vehicle repair shop, auto laundry, office and grease pits, which would cover approximately 20% of the plot, whereas the present application proposed a 10% smaller building, 60 ft. 1 in. by 30 ft., which will cover approximately 12% of the area of the plot; that it is proposed to provide a 5 ft. 6 in. high face brick wall along the entire rear lot line, a 5 ft. 6 in. high fence wall (3 ft. 6 in. high wrought iron picket fence on a 20 in. high face brick wall) along the entire westerly lot line and a 4 ft. high fence wall (2 ft. high wrought iron picket fence on a 2 ft. high face brick wall) along the 223rd street frontage to within 25 ft. of the Merrick boulevard building line; that it is also proposed to provide a seeded and landscaped area on both sides and to the rear of the proposed building covering an area of approximately $\frac{1}{3}$ of the entire area; that the previous application proposed a flat roofed masonry building and the instant application proposes a colonial type peaked roofed building with face brick on the front and right sides; that one curb cut on 223rd street was previously proposed, located approximately 15 ft. from the rear lot line and it is now proposed to install one 20 ft. curb cut on 223rd street located 82.40 ft. from the rear lot line and within 25 ft. of the intersection of Merrick boulevard and 223rd street; that the former proposal requested a motor vehicle repair shop whereas a minor auto repair shop with hand tools only is now proposed; that 3 pumps set back 10 ft. from the Merrick boule-

vard building line and 2 additional pumps set back an additional 10 ft. were formerly whereas it is now proposed to install 2 low parkway type pumps on each of two pump islands which will be set back 15 ft. from Merrick boulevard and at least 50 ft. from 223rd street; and

WHEREAS, the applicant contends that there is no economic demand for the construction of retail stores at the subject premises as nearby stores adequately serve the needs of the neighborhood, nor is there any economic demand for development of the subject premises for residential purposes because the property is situated on a heavily trafficked street and because of the character of development of premises fronting on Merrick boulevard in the immediate neighborhood; that block 12959, lot 10 contains a gas station; block 12961, lot 18—funeral home; block 12962, lot 84—proposed gas sta.; block 12963, lot 308—automobile showroom and motor vehicle repair shop; block 13100, lots 26, 28, 31 and 34—lumber yard; lot 37—parking lot; lot 39—tavern; block 13103, lot 21—gas station, motor vehicle repair shop; block 13105, lots 33 and 41—automobile showroom, motor vehicle repair shop and gas station and parking lot for patrons' and employees' cars; that there is an economic demand for the use of the subject premises as a gas station because it is located on a heavily trafficked street; that a grant of this application would not adversely affect the neighborhood as the proposed use would be in conformity with the character of the uses established or proposed to be established within the area affected; that a grant of this application would improve the appearance of the neighborhood by the elimination of a weed covered lot which is unsightly by day and dangerously dark at night and it will benefit adjoining property owners on 223rd street by the installation of sidewalks and curbing thereby safeguarding pedestrian traffic; that the proposed structure will provide more light and ventilation to nearby property owners as it would occupy less area and bulk than conforming use structure which could theoretically be built at the subject premises; that the small portion of the premises (7.40 ft. by 100 ft. in area) which is located in the residence use district portion will be used only for grass and shrubs and for the proposed fence wall and no part thereof will be used for any other purpose whatsoever; and

WHEREAS, the applicant states that the owner has held title to lot 10 since December 29, 1949 and to lot 11 since March 14, 1950, and that the assessed valuation of land is \$16,200; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; this was laid over from last week; no implications can be assumed as to the reason the Board laid it over; the Board desired more time to consider the effects, if any, of the gasoline station to be constructed on the adjoining lot and to ascertain whether that is actually to be proceeded with, which it finds it is; the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7e, f and i, for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, November 16, 1954" (3 sheets) and "January 15, 1955" (one sheet) on condition that all buildings and uses shall be removed from the premises and the premises shall be levelled substantially to the grade of Merrick Boulevard and shall be constructed and arranged substantially as indicated on such plans showing proposed conditions above cited; that the accessory building shall be faced with face brick and shall be of a design and arrangement as indicated; that there shall be no cellar under such accessory building; and in all other respects the accessory building shall comply with the requirements of the Building Code; that the doors to the toilet rooms shall be arranged

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so as not to be contiguous; that there shall be erected on the rear and side lot lines a masonry wall constructed of face brick and properly coped to a total height of not less than five feet six inches; that a similar wall shall be continued along the street building line of 223rd Street, with no openings therein; that within ten feet of the building line such wall may be reduced to a height of not less than four feet six inches; that pumps shall be erected facing Merrick Boulevard only and not nearer than fifteen feet to such building line and shall be of a low approved type; that storage tanks shall not exceed ten 550 gallon approved tanks; that planting shall be maintained with suitable planting in the areas as shown to the side and rear of the accessory building, properly protected with a concrete curbing where shown; that the planting shall also be continued along the side lot line wall to the east, where shown, with protective curbing; that where not occupied by the accessory building, walls, planting and pumps, the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to curb cuts to Merrick Boulevard only not exceeding three, each thirty feet in width, located where shown, with no part of any curb cut nearer than five feet to a lot line as prolonged; that at the intersection of Merrick Boulevard and 223rd Street there shall be erected a block of concrete extending along the side lot line and the street lot line for a distance of not less than five feet and such block of concrete shall be not less than twelve inches in height; that no portion of the premises within the residential use district shall be used as a part of the gasoline service station but may be retained as a portion of the plot provided it is planted as hereinbefore required; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of one post standard for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to be erected parallel to 223rd Street and to extend beyond the street building line of Merrick Boulevard for a distance not to exceed four feet; that sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the Borough President except that, if satisfactory to the borough superintendent, the portion as planned for sidewalks may be arranged with a pathway and with grass to the edge of the road until such time as curb and paved sidewalks are required or laid; that under Section 7i there may be minor repairing with hand tools only for adjustment, carried on within the accessory building; there may also be parking of cars awaiting service provided such cars are so parked as to not interfere with the servicing of the station; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

551-40-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Howard McDonough, owner.

SUBJECT—Application November 16, 1954 (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years (previously denied by the Board, for the parking and storage of motor vehicles).

PREMISES AFFECTED—367-377 Kings highway and 1750-1760 West 3rd street, northwest corner, Block 6653, Lots 27, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Nathan Ringel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE VOTE—

Affirmative: Commissioners Kleinert and Keating and Deputy Chief Connolly 3

Negative: Chairman Murdock 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on January 11, 1955 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on May 10, 1955 after due notice by publication in the Bulletin; laid over to May 17, 1955, at request of an objectant, applicant concurring; then to June 7, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Kings highway are in a business use, C area, class 1 height district; West 3rd street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated October 18, 1954 acting on N.B. Applic. 1232-54, reads:

"1. The construction of a gasoline service station with auto washing (non-automatic), lubrication, minor repairs with hand tools only, office and sale of auto accessories in a business use district is contrary to the Zoning Res. Art. II Sect. 4(a) (29) (46)."

and

WHEREAS, the applicant states that the premises consist of a plot, 84 ft. 7 $\frac{5}{8}$ in. frontage by 101 ft. 1 $\frac{7}{8}$ in. in depth, irregular, presently vacant; that it is proposed to develop this site with a modern gasoline service station; that the proposed building will be faced with porcelain enamel of a type approved by the Board, on both street fronts; that pumps will be installed only on Kings highway and the one curb cut proposed on West 3rd street will be located near the intersection and will comply with section 7A of the zoning resolution; that the repairing herein proposed under section 7i will consist of minor repairs with hand tools only and will be confined to the interior of the building; that the plot will be fenced on all lot lines and an ornamental iron fence on a brick base will be provided along a portion of the West 3rd street building line; that a 10 ft. wide grass plot with shrubbery will be provided along the rear lot line across the entire width of the plot; and

WHEREAS, the applicant further states that the site consists of three tax lots; that lots 27 and 31, with a combined frontage on Kings highway of 84 ft. 7 $\frac{5}{8}$ in. have been owned by the present owner for more than 20 years, and lot 32 with a frontage of 21 ft. on Kings highway was taken over by the city for non-payment of taxes; that the owner has just purchased this lot from the city in order to increase the frontage of his site to provide easier ingress and egress for the service station herein proposed; that this vacant lot sandwiched in between an existing gas station and the plot under appeal, would not have been adaptable to a conforming use and the present proposal seems to be the only method whereby the city could obtain any tax revenue from this lot; that during the years since 1932, the owner has made repeated efforts to sell his property for stores or similar conforming uses, without success; that there are a number of vacant stores within the affected area and there is no demand for additional stores; that adjoining the site to the west is a gas station on lot 33 which takes up the balance of the block front on Kings highway; and

WHEREAS, the applicant further contends that the general area along Kings highway is on the down grade; that a number of buildings built with stores on the 1st floor now have factory occupancies in these stores; that two of the other corners of this intersection are vacant lots, with sheds and advertising billboards; that the 4th corner, diagonally opposite the site, contains a shop for the repair of speedometers, auto glass, etc.; that in view of the nature of the present development of Kings highway in this area, and the existing gas station abutting the subject property,

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it is felt that the proposed development will not adversely affect the surrounding area, and it is therefore requested that this application be granted for a temporary term of 15 years; and

WHEREAS, the applicant states that the present owner has held title to the property since July 6, 1932 and that the assessed valuation of land is \$20,300; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Sections 7f and i for a term of ten years to permit the premises to be constructed and arranged for occupancy as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, March 16, 1955" (3 sheets) *on condition* that complete working drawings shall be submitted for further consideration by the Board; that such plans shall be filed within two months from the date of this resolution and after approval, the approved copy shall be filed with the Department of Housing and Buildings and all permits should be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution thereafter.

100-48-BZ—Vol. III

APPLICANT—Henry Nordheim, for John H. Bush, owner, Henry Bellmann, lessee.

SUBJECT—Application October 28, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the maintenance of existing motor vehicle repair shop in store building (1878 Valentine avenue).

PREMISES AFFECTED—1933-1959 Webster avenue, 1876-1892 Valentine avenue and 350-360 East 178th street, south side, from Valentine to Webster avenues, Block 2815, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on November 23, 1954 subject to regular procedure, to consider new proposal; and

WHEREAS, a public hearing was held on this application on June 1, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for decision; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Webster avenue and East 178th street are in a business use, B area, class 1¼ height district; Valentine avenue is in residence and business use, B area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 27, 1954 acting on Alt. Applic. 920-54, reads:

"1. Proposed motor vehicle repair shop in a Business Use District is contrary to Art. II, Section 4 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 297.79 ft. frontage by 132.07 ft. in depth, irregular, on which are located a gasoline service station, 33 metal garages, a lunch wagon, 7 stores, a one-story metal storage

building, a motor vehicle repair shop and the building in question; that it is proposed to permit the existing structure known as 1878 Valentine avenue to continue as a motor vehicle repair shop; and

WHEREAS, the applicant contends that the subject building is one of several located on this single lot and is known as 1878 Valentine avenue; that it was erected under N. B. Applic. 2359-24 as a store building and in certificate of occupancy No. 1375-24 it is listed as accessory building; that there is no record of how long it was so occupied but the present lessee rented it in 1935 for ignition work and motor repairs; that this type of occupancy has continued to this day and the same tenant has carried on the same business for 19 years; that on August 19, 1954 a violation was filed; that the fire department has issued a permit for such occupancy since 1935; that the building is small, being 36 ft. front, 45 ft. 6 in. on the north and 36 ft. 7 in. on the south in depth and can only accommodate at most three cars to be serviced; that the type of work done is ignition, motor adjustments and tune-up, transmissions repaired and brake relining; that there are no body or fender repairs, no painting or upholstering and no oxygen-acetylene torch used and therefore no noise is emitted from the building; that with the exception of the lunch wagon and the 7 stores fronting on Webster avenue, the rest of the 3-street block is occupied by automotive activities with gas station at its south end; that along Valentine avenue and along East 178th street, these fronts are entirely occupied by garages and gas stations; and

WHEREAS, the applicant states that the present owner has held title to the property since September 1, 1913; that the assessed valuation of land is \$115,000 and of the building \$25,000 making a total of \$140,000; that the building was erected in 1924; and

WHEREAS, the premises and area were previously inspected by a committee of the Board in connection with the repair shop on the same plot, but not in the same location, and the committee recommends that the application should be granted under certain condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7i for a term of five years to permit the use of the building as proposed and as indicated on plans filed with this application marked, "Received, October 28, 1954" (3 sheets) as a motor vehicle repair shop *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that entrance and exit for cars shall be solely from Valentine Avenue, through a curb cut opposite the entrance not exceeding fifteen feet in width; that there may be a door not over three foot six inches in width toward the rear to the yard of the plot for exit purposes only; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that there shall be no connection between this repair shop and the repair shop as permitted by the Board by resolution adopted December 11, 1951, expiring December 11, 1956, located at the northerly end of the block; and that all permits shall be obtained and all work completed within six months of the date of this resolution.

635-49-BZ

APPLICANT—Andrew DiCamillo, for Carmelo Sgarlato, owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, for a term of years, the storage of fruit and two-truck garage.

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PREMISES AFFECTED—78 Butler street, south side, 150 ft. east of Smith street, Block 409, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on November 15, 1949 this application was granted by the Board on certain conditions, under section 7e of the zoning resolution, to permit in a residence use district, for a term of five years, to permit building to be occupied for the storage of bananas and the storage of trucks in connection with banana business; and

WHEREAS, on February 21, 1950, May 31, 1950 and December 12, 1950 the application was reopened and time extended to complete work; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation, on November 15, 1954; and

WHEREAS, this application was reopened on May 10, 1955 and set for hearing on June 7, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 2, 1955 acting on Alt. Applic. 2390-49, reads:

"1. Obtain extension of time from the Bd. of St. & Appeals."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7e for a term of five years from the date of this amended resolution to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this amended resolution."

382-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cono and Conetta Liguori, owners.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the sale and display of more than five new and used cars, with signs on Atlantic avenue, Shepherd avenue and Highland place frontage and office, for a term of years.

PREMISES AFFECTED—3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner and 225-237 Shepherd avenue, Block 3958, Lots 49, 51, 53 and 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on October 31, 1950 this application (Vol. I) was denied by the Board under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, storage, lockers and office, and to permit advertising signs affecting premises 3079-3101 Atlantic avenue and 236-246 Highland place, northwest corner, and 225-237 Shepherd avenue, Block 3958, Lots 49, 51, 53 and 55, Borough of Brooklyn; and

WHEREAS, on February 13, 1952 application was reopened as Vol. II subject to regular procedure, to consider new proposal; and

WHEREAS, on October 7, 1952 the Board granted application on condition under section 7e of the zoning resolution, for a term of one year, for the sale and display of new and used cars; and

WHEREAS, on November 13, 1952 copy of petition and order of certiorari was served on Board by attorney for objectors; and

WHEREAS, on August 2, 1953 Supreme Court, Kings County, sustained Board and certiorari was vacated; and

WHEREAS, on October 6, 1953 application was reopened and time to complete extended; and

WHEREAS, on March 4, 1954 application was reopened and term of variance extended for a term of one year; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation—expired March 4, 1955; and

WHEREAS, this application was reopened on May 10, 1955 and set for hearing on June 7, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 9, 1955 acting on Alt. Applic. 3031-51, reads:

"1. Proposed office, sales & display of more than five new and used cars in partly a retail use zone and partly a residence use zone is contrary to Art. II, Sec. 3 of the Zoning Resolution.

2. The signs now located in a retail district are contrary to Art. II Sec. 4-A of the Zoning Resolution.

3. Proposed frame structure used for business purposes is contrary to 4.2.1. of Administrative Code.

4. Proposed frame structure within the fire limits is contrary to 4.1.2 of the Administrative Code.

Note: These premises was the subject of a Board variance Cal. 139-52-A and Cal. 382-50-BZ which expired March 4, 1955."

and

WHEREAS, it appears that the zoning of the premises has been changed to retail business for a distance of one hundred feet northerly from Atlantic Avenue; that the balance of the premises is still in residential zoning.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 6, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7c for a term of five years only so far as it relates to the portion of the premises now in a residential zone, *on condition* that in all other respects the use shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within six months from the date of this resolution and a new Certificate of Occupancy shall be obtained."

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616-53-BZ

APPLICANT—Andrew DiCamillo, for Joseph Coscia, owner (Nicholas Pellidaro, lessee).

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7i of the zoning resolution, permitting in a business use district (now retail use district), the change in occupancy from auto laundry, battery-testing and simonizing of cars, to auto laundry, motor vehicle repairs and paint shop.

PREMISES AFFECTED—8822 4th avenue, west side, 23 ft. 7½ in. north of 89th street and 377 89th street, Block 6062, Lot 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Andrew DiCamillo.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work and resolution of March 30, 1954 affirmed.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, on March 30, 1954, this application was granted by the Board on certain conditions, under section 7i of the zoning resolution, to permit in a business use district, for a term of five years, the change in occupancy from auto laundry, battery testing and simonizing of cars, to auto laundry, motor vehicle repairs and paint shop; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on May 10, 1955 and set for hearing on June 7, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and to consider affirmance of the resolution adopted March 30, 1954, in view of the change in zoning; and

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated May 6, 1955, acting on Alt. Applic. 1775-55, reads:

"1. On a lot located in a retail district, the proposed change in occupancy from auto laundry and battery testing and simonizing of cars to auto laundry and auto body repair shop and paint shop is contrary to Article II, Section 4-A of the Zoning Resolution."

and

WHEREAS, the applicant contends that following approval by the Board, application was subsequently approved by the department of housing and buildings on June 29, 1954 and owner obtained permit to build on September 22, 1954; that due to a serious illness which required hospitalization, the owner did not proceed with the actual work until some time in October of 1954; that on October 15, 1954 the City planning commission changed the zone from business to retail; that on March 21, 1955 the department of housing and buildings revoked Alt. Applic. 2544-53 because of the change in zone and because the work had not been completed by September 30, 1954 according to the variance as granted by the Board; that the work is almost completed; that the owner has spent considerable money and now is notified that approved plans have been revoked.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 30, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"That all permits shall be obtained and all work completed within six months from the date of this

amended resolution and a new Certificate of Occupancy shall be obtained; and to affirm the resolution of the Board above cited in view of the change of zoning to retail use district."

290-54-BZ

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, doing business as Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from stores to manufacturing and storage of wooden cabinets, and to permit the installation of a spray booth.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2¾ in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: C. J. Cammarata for N. Y. C. Housing Authority.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 12, 1955 after due notice by publication in the Bulletin; laid over to May 3, 1955, for applicant to file revised plans showing woodworking machinery on the first floor and for inspection and decision; hearing closed; then to May 24, 1955, for applicant to file revised plans showing additional means of exit and a sprinkler system throughout first floor and cellar; also to submit consent of adjoining owner for use of his premises as an exit; and for decision by the Board; then to June 7, 1955, for applicant to file revised plans as to sprinkler system; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, C area, class 1 height district; Rockaway avenue and Dumont avenue are in residence and local retail use, C area, class 1 height districts; and

WHEREAS, the decisions of the borough superintendent, dated March 8, 1954 acting on Alt. Applics. 4018-53, 4019-53 and 4020-53, read:

as to Alt. Applic. 4018-53 (618 Rockaway avenue):

"2. Proposed change of occupancy from store use to mfg. & storage of wood cabinets & a spraying booth, within a residential use district is contrary to Art. 2 Sect. 3 of the Zone Resolutions."

as to Alt. Applic. 4019-53 (620 Rockaway avenue):

"2. Proposed change in occupancy from store use to mfg. & storage of wood cabinets & spray booth within a residential district is contrary to Art. 2 Sect. 3 of the Zone Resolutions."

as to Alt. Applic. 4020-53 (622 Rockaway avenue):

"1. Proposed change of occupancy from store use, to mfg. & storage of wooden cabinets, within a residential district is contrary to Art. 2 Sect. 3 of the zone resolutions."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth; that the premises are now located in a residence use, C area, class 1 height district and as of July 25, 1916 the property was located in an unrestricted use district; that the present use designation became effective on July 31, 1947; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that the premises consist of a plot 60 ft. front on Rockaway avenue by 100 ft. in depth, com-

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prised of 3 adjoining lots, each 20 ft. front by 100 ft. in depth, on which is presently located three attached 3-story buildings erected 1919 under N.B. Applic. 11759-19, of class 3 construction, each 20 ft. front (60 ft. in all) by 90 ft. in depth for the cellar and first floors and 52 ft. on the 2nd and 3rd floors; that the buildings were originally occupied independently by 3 retail stores and dwellings for one family on the 2nd and 3rd floors, in accordance with certificate of occupancy No. 8640 in June 17, 1921; and

WHEREAS, the applicant further states that the present owner has conducted his business as the Rockaway Cabinet company in the building located at 622 Rockaway avenue, block 3560, lot 38, manufacturing kitchen cabinets and wardrobe cabinets, since 1937 when the building was purchased by the company in the name of a sister; that officially, title to the three lots was taken by the present owner on February 20, 1953 (block 3670, lot 38) and February 4, 1953 (block 3670, lots 36 and 37); that however, it was the title to 618 and 620 Rockaway avenue that passed in 1953; that violation 2391-53 was issued July 16, 1953 affecting 618 Rockaway avenue, violation 2390-53 was issued July 16, 1953 affecting 620 Rockaway avenue and violation 2392-53 was issued July 16, 1953 affecting 622 Rockaway avenue; that the owner occupied part of the premises for 10 years prior to the change of zone and although no change in the certificate of occupancy was ever obtained, his occupancy at a time the zone was in an unrestricted use entitles him to continue such occupancy; that subsequent to the use district change in 1947, the owner obtained title and occupied the two adjoining parcels; that the premises are now occupied as follows: cellar—storage of wooden cabinets (wardrobe); 1st floor—manufacturing and storage of wooden cabinets and one spray booth, as per fire department rules and regulations at 618 Rockaway avenue; 2nd floor—office at 622 Rockaway avenue; dwelling, 620 Rockaway avenue; dwelling, 622 Rockaway avenue; 3rd floor—dwellings for 3 families; and

WHEREAS, the applicant contends that there is a total of only four male employees engaged in manufacturing in the three buildings, and 3 persons in the office on the 2nd floor of 622 Rockaway avenue; that it is not proposed to further alter the existing buildings or in any way change the occupancy or the number of occupants in the buildings, except that it is proposed to improve the exit and fire safety conditions; that since the adoption of the zoning resolution and until 1947, the premises and Rockaway avenue was in an unrestricted use; that the buildings on this block fronting on Rockaway avenue were erected at the same time in 1919, when in an unrestricted use district, so that the uses now existing have been permitted and in fact, since one of the subject buildings was occupied by the owner prior to the change in zone, it may now be legally continued; that also in this same block, all the uses are now non-conforming uses similarly established prior to the change of zone; that there is a stone yard occupying lots 26, 27, 28 and 29, a lumber yard on lot 42 and a junk storage yard with a parking lot, on lots 8 to 12, directly to the rear of the subject premises; that it is believed that the change in use district was occasioned by the erection of a 6-story multiple dwelling unit directly opposite the premises on block 3561; that however, the existing and proposed extension of non-conforming use in the subject premises will in no way effect the multiple dwelling unit since there will be no increase in noise or odor, and except for the use of small horsepower saws, the use consists principally of assembling wardrobe cabinets; that there can be no adverse effect on any neighbors to the rear since the entire rear lots are vacant, or on either side since the buildings are fully attached; that the owner, who has been established in the cabinet making business at 622 Rockaway avenue since 1937 and who has a legal non-conforming use, has only this means to accommodate the natural expansion of his business without moving to a different location with the resulting business hazards; and

WHEREAS, the applicant states that the present owner has held title to lots 36 and 37 since February 4, 1953 and to lot 38 since February 20, 1953; that the assessed valuation of land is \$15,000 and of the buildings \$30,000 making a

total of \$45,000; that the buildings were erected in 1919; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and it was requested that the applicant file revised plans, showing all machinery in use and a sprinkler system throughout street floor and cellar; and

WHEREAS, the Board found that this was an inappropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution to permit a wood-working establishment as proposed and office on the second floor.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the use of the first floor and cellar, of the three connected buildings, substantially as proposed and as indicated on plans filed with this application, marked "Received April 7, 1954", 9 sheets, as amended by revised plans marked "Received June 3, 1955", 2 sheets, *on condition* that no additional portion of the premises shall be used for the use herein permitted except on the first floor and in the cellar and the office on the second floor in conjunction with the street floor occupancy; that a wet sprinkler system of at least one source, complying with the requirements of the Code therefor shall be installed and maintained throughout the cellar and first floor, as indicated on such revised plans; that in all other respects the buildings and occupancy shall comply with all laws, rules and regulations applicable thereto other than as modified by the Board this day under Cal. No. 291-54-A; and that all permits required, including permit for spraying shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

291-54-A

APPLICANT—Leonard F. Rothkrug, for Joseph Cooper-smith, d/b/a Rockaway Cabinet Co., owner.

SUBJECT—Application April 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—618-622 Rockaway avenue, west side, 211 ft. 2 3/4 in. north of Dumont avenue, Block 3560, Lots 36, 37 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decisions of the borough superintendent, dated March 8, 1954, on Alt. Appl. 4018 and 4019/53 reads:

"1. As 1st fl. can accommodate more than 5 persons. Sec. 270 of the Labor Law must be complied with for 1st fl. & cellar."

and

WHEREAS, the decision of the borough superintendent dated March 8, 1954, on Alt. App. 4020/53 reads:

"2. As 1st floor area can accommodate more than 5 persons Sect. 270 of the Labor Law must be complied with for all floors."

and

WHEREAS, the applicant states the premises consist of a lot 60 ft. front by 100 ft. in depth, upon which there exists three separate 3-story 35 ft. high Class 3 constructed buildings, 20 ft. front by 90 ft. in depth each on the 1st floor and 20 ft. by 52 ft. in depth on the typical floors, erected in 1917, in a residence use, C area, Class 1 height district, used and occupied since 1937: Cellar—storage of wooden cabinets; 1st floor—manufacturing wooden cabinets, 4 persons; 2nd floor—office and dwelling; 3rd floor—dwelling (2 dwelling units

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in each of 618 and 620 Rockaway avenue and one dwelling unit in 622 Rockaway avenue); and

WHEREAS, the applicant states each building is provided with one 3 ft. wide wood stairs, enclosed in partitions of wood studs, lath and plaster, equipped with wood doors which are not self-closing; stairs lead direct to street and are provided with ladder and scuttle to roof; in addition there is a fire escape on the rear, extending to yard by ladder; and

WHEREAS, the applicant states these three attached 3-story buildings were erected under N.B. App. 11739/19, of Class 3 construction, each 20 feet front; that the buildings were originally used independently by three retail stores with dwelling for one family on each of the 2nd and 3rd floors, in accordance with Certificate of Occupancy 8640 issued June 17, 1921; and

WHEREAS, the applicant states the entire cellar area will be used for storage of wood cabinets and no manufacturing or packaging will be performed therein; that there are no employees working in the cellar area and it is not proposed to have any occupancy other than storage of cabinets that there is one interior stair from cellar to 3rd floor in each building, 3 feet wide, provided with ladder and scuttle from 3rd floor hall to the roof; that the cellar portion of each building will remain separated from the other cellars and it is not proposed to have any openings in the firewalls; and

WHEREAS, the applicant states it is proposed to fire-retard the cellar ceiling of each building with metal lath and $\frac{3}{4}$ " p.c. plaster; there is an exterior stair from rear of each cellar leading to an open 10 ft. rear yard without direct access to the street; that the lots in rear are all vacant and used as parking lot and junk yard, so that there is emergency egress to Chester avenue across these lots; that the stairs at rear of each building will have steel flush doors openable from the inside without lock and the key by a long lever with a 1.25 ratio; that it is proposed to protect the interior stair door openings in cellar with fireproof, self-closing $\frac{3}{4}$ hour firetest doors and enclose cellar stairs with 4 in. fireproof blocks; that there is one 7 ft. wide opening in each of the two firewalls separating the three buildings on the 1st floor which will be protected by a $1\frac{1}{2}$ hour automatic sliding door assembly on each side; that there is direct exit to street from the first floor of each of the buildings and in addition an exit at rear of each building to the yard; there is a multiple dwelling law type fire escape on 2nd and 3rd floors leading to roof of the first floor which will be provided with drop ladder to rear yard; that the buildings are occupied separately and apart from each other except for the first floor and on the first floor the horizontal openings will be protected as described above; that the 2nd floor of 622 Rockaway avenue is used and proposed to be used for offices in conjunction with the business conducted on the 1st floor with an occupancy of 3 persons; that all exit doors from the building will open outwardly; that although the objection raised by the Borough Superintendent refers to the number of employees it is believed that since the building will be occupied as a factory it must comply with Section 270 of the Labor Law regardless of the number of employees; and

WHEREAS, the applicant contends that in view of the foregoing, it is requested the Board grant this appeal; and

WHEREAS, the premises were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in the decisions of the borough superintendent, acting on Alt. App. 4018, 4019 and 4020/53, Objections 1 and 2, and that the appeal be and it hereby is *granted on condition* that the first floor and cellar of the three buildings shall be maintained as indicated on revised plans cited in the resolution adopted by the Board this day under Cal. 290-54-BZ; and that all requirements of such resolution shall be complied with and the work as proposed shall be completed.

363-54-BZ

APPLICANT—Starke, Cook and Ryan, for Dahlgard
Buick Corp., owner.

SUBJECT—Application May 7, 1954 (decision of the borough superintendent), under sections 7f, 7i and 7A of the zoning resolution, to permit in a business use district the erection and maintenance of a building to be used by a franchised automobile dealer as a showroom, storage garage, lubritorium, car wash, motor vehicle repair shop, undercoating, front end alignment, new car conditioning, parts storage, sales and display of accessories and office; and to permit the storage of customers' cars awaiting service, with business entrances and a business sign nearer the residence use district than is permitted, and to permit the continuation of existing used car sales lot.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard, 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph W. Ryan, Carl H. Salimen and Thomas Dahlgard.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Northern boulevard are in a business use, C area, class 1 height district; 150th street and 150th place are in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated April 12, 1954 acting on N.B. Applic. 4926-53 and superseded by N.B. Applic. 4926-53 dated March 24, 1955, reads:

"1. Proposed erection of a building and the use of the vacant portion of a lot in a Business Use District for a Showroom for Sales and Display of New & Used Cars, Motor Vehicle Repair Shop, Lube, Undercoat, Car Wash, Public Garage, Boiler, Parts Storage, Sales & Display, Lockers, Service, New Car conditioning, Offices, Used Car Lot, Parking of Customers Cars waiting to be serviced, Front end Alignment & Gas Pump for Owner's use only is contrary to Art. II Sec. 4 of the Zoning Resolution.

2. Proposed business entrances greater than 3 feet six inches, and show windows, within 75 ft. of an abutting Residence Use District is contrary to Art. II Sec. 7A of the Zoning Resolution.

3. Proposed sign within 75 ft. of an abutting Residence Use District is contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 204.5 ft. frontage by 103.68 ft. in depth, irregular, on which is located a used car sales lot and office for which certificate of occupancy No. 2605-37 has been filed; that a portion of the property within 100 ft. of Northern boulevard is zoned for business and the remainder for residential purposes; that the designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to erect a one story class 3 structure, 89 ft. front by 100 ft. in depth, irregular to be used as a motor vehicle repair shop and servicing for more than five new and used cars, lubritorium, display and sale of parts, parts storage, sale and display of new and used cars, new car conditioning, offices, front end alignment, storage of customers' cars and cars awaiting service, public garage, used car lot, gasoline pump for owner's use only, undercoating, car wash and boiler room;

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that the building, as proposed, will constitute a modern, up-to-date agency consisting of the latest equipment for repairing of cars; that there will be a carbon monoxide system for the elimination of all obnoxious gases and other facilities to make work safe and conducive to the most harmonious working conditions; and

WHEREAS, the applicant contends that the owner is now operating under great difficulties because of the necessity of having three widely scattered locations, that their showroom for new cars is at 141-50 Northern boulevard, Flushing, their service station is at 37-20 Prince street, Flushing and the used car lot is at 150th street and Northern boulevard, Flushing; that the distance between these locations has proven to be time consuming and costly in the operation of this automobile agency and it is the owner's desire to consolidate the sales and display of new and used cars, new and used car conditioning, the storage of new cars in one building and to retain the repair service station at 37-20 Prince street; that this would bring their operation to two locations and make it much more efficient and convenient for the public; that the servicing and parking of customers' cars constitutes a major part of the automobile business; that because of the handicaps under which the owner is now operating, 40% of requests for repair and service is being turned away because of lack of space to adequately handle the business and which fact is causing a practical hardship to the owner; that if this application is granted, the owner would gain 9,956 sq. ft. which, together with the 20,000 sq. ft. which he has at another location, would give him 29,956 sq. ft.; that this would barely meet the requirements of General Motors for this franchise which includes Flushing, Bayside, College Point, Malba, Whitestone, Little Neck and Douglaston; that the area of lot No. 1 is 20,793 sq. ft.; that the area of the proposed structure will be 9,956 sq. ft. with a land coverage of 48%, which is within the zoning resolution; that more than 50% of the property owners within the affected area have consented in writing, at the time of the writing of this appeal, to the erection of the proposed structure for the uses as stated; and

WHEREAS, the applicant states that the present owner has held title to the property since April 15, 1953; that the assessed valuation of land is \$47,000 and of the building \$2,500 making a total of \$49,500; that the building was erected in 1937; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition.

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of twenty years to permit a portion of the premises to be occupied as a showroom for the sale of cars substantially as proposed and as indicated on plans filed with this application marked, "Received, April 1, 1955" (2 sheets) and "April 6, 1955" (one sheet) and "May 23, 1955" (2 sheets) *on condition* that all uses on this portion of Lot 1 shall be removed and the plot shall be levelled substantially to the grade of Northern Boulevard and that the building shall be substantially as indicated on plans cited above and in all respects shall comply with all laws, rules and regulations applicable thereto; that there shall be no canopy, as proposed, beyond the building line; that the building shall not be increased in height or area beyond what is now proposed; that there shall be no windows opening on the rear lot line; that the boilerroom shall be separated from the balance of the building and enterable from the exterior only; that gasoline for the servicing of cars dealt in by the agency may be maintained within the building, with not over two 550 gallon approved storage tanks which may be installed on the easterly portion of lot 1 where the used car lot, as previously permitted by the Department of Housing and Buildings is

proposed to be continued, to be used in conjunction with the proposed building on the southerly portion of Lot 1; that signs shall be restricted to a permanent sign attached to the facade of the building, excluding all roof signs and temporary signs on the exterior of the building advertising the availability and sale of gasoline; that under Section 7A there may be a curb cut for entrance and exit from 150th Street and Northern Boulevard, as shown; that such curb cut shall not exceed 20 feet in width; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs for cars dealt in by the agency for adjustments only; that all permits shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

275-55-A

APPLICANT—Starke, Cook and Ryan, for Dahlgard Buick Corp., owner.

SUBJECT—Application April 6, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—150-01 to 150-25 Northern boulevard and 35-21 to 35-31 150th street, northeast corner and 35-24 to 35-32 150th place, Block 5008, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph W. Ryan, Carl H. Salminen and Thomas Dahlgard.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the applicant requested that the appeal be withdrawn in view of the conditions of the resolution adopted this date under Calendar No. 363-54-BZ, under which no canopy beyond the building line is permitted.

Resolved, that the appeal be and it hereby is *withdrawn*.

709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application September 13, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station (previously granted by the Board under Cal. No. 510-27-BZ) and accessory building, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the addition of four 550 gallon gasoline storage tanks, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for inspection and decision; hearing closed; and

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WHEREAS, the district maps accompanying the zoning resolution show that the site and Cooper avenue are in a business use, C area, class 1 height district; Cypress Hills street is in residence and business use, C area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated September 3, 1954 acting on N.B. Applic. 2934-54, reads:

"1. The reconstruction of an existing gasoline service station in a business use district and extension of use to include gasoline service station, lubritorium, minor auto repairs, ear washing, store utility room, parking of motor vehicles awaiting service is contrary to Art. II Sec. 4(a) of the Zoning Resolution and contrary to B.S.A. Cal. 510-27-BZ."

and

WHEREAS, the applicant states that the premises consist of a plot having a frontage of 140 ft. on Cooper avenue, 100.26 ft. on Cypress Hills street, 135.02 ft. on the southerly lot line and 100 ft. on the westerly lot line; that the premises are presently developed with a gasoline service station consisting of four 550 gallon gas tanks, six dispensing pumps, a one story building of class 3 construction having a frontage of 24 ft. and a depth of 16 ft. used as a store, and one open lubrication lift; that this gas station was erected under N.B. No. 2162 of 1927 and a variance of the Board granted under Cal. No. 510-27-BZ; that certificate of occupancy No. 55858 was issued on June 16, 1937; that it is proposed to rehabilitate the existing gas station by removing the existing outmoded office building and erecting a new modern one story accessory building of class 3 construction having a frontage of 52 ft. 2 in., a depth of 27 ft. 8 in. and containing the conjunctive uses of lubritorium, minor auto repairs, car wash, store and utility room; that it is further proposed to remove that part of the 9 ft. masonry wall on the easterly side of the site and erect in its place a 6 in. high concrete curb with a 5 ft. high woven wire fence, relocate the gas pumps to 10 ft. in back of the building lines on Cooper avenue and 20 ft. in back of the building line on Cypress Hills street; that it is also proposed to reduce the size of curb cuts on both streets to the legal size and add four new 550 gallon gas tanks; that the open area will be reserved for parking and storage of motor vehicles; and

WHEREAS, the applicant contends that the rehabilitation of the gas station and the removal of the present open lubrication lift will improve the appearance of the community and the reduction in size of the curb cuts will assure greater pedestrian safety; that the inclusion of a space on the site for parking and storage of motor vehicles will help alleviate the traffic problem in the area; and

WHEREAS, the applicant states that the present owner has held title to the property since April 1, 1938; that the assessed valuation of land is \$15,000 and of the building \$4,000 making a total of \$19,000; that the building was erected in 1928; and

WHEREAS, the premises and surrounding area have previously been inspected by a committee of the Board; and

WHEREAS, the Board granted the existing gasoline service station on this site under Cal. 510-27-BZ; and

WHEREAS, this application is accepted for consideration under Section 7c inasmuch as the variance was under Sections 7g and 21 without a stated term on July 17, 1928 as amended March 24, 1936; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, h and i and Section 7A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the reconstruction and rearrangement of the existing gasoline service station, substantially as proposed and as indicated on plans filed with this application, marked "Received September 13, 1954", 6 sheets, *on condition* that all existing buildings

and uses shall be removed from the site and the premises shall be constructed and arranged as indicated on plans above cited; that the accessory building shall be of the design and arrangement indicated thereon and shall be faced with face brick on the street side; that the pumps shall be of a low approved type, erected not nearer than 15 feet to either street building line; that curb cuts permitted March 24, 1936 may be continued, under Section 7A, restricted to two existing cuts 40 feet in width to Cypress hills street and two to Cooper avenue, 40 ft. in width; that except where existing walls exist to the south, there shall be erected along the rear lot line a masonry wall not less than 5 ft. 6 ins. in height constructed of brick similar to that of the accessory building; that the balance of the premises where not occupied by accessory buildings and pumps shall be paved with concrete or asphaltic paving; that no portion of the premises shall remain unpaved; that under section 7i there may be minor repairing with hand tools only for minor adjustment, maintained solely within the accessory building; that under section 7h for a term of ten years, there may be the parking of motor vehicles awaiting service, provided same are parked so as not to interfere with the servicing of the station; that such portable fire-fighting appliances shall be maintained as the fire commissioner may direct; that there shall be no cellar under the accessory building and in all other respects the accessory building shall comply with the requirements of the Building Code; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof and temporary signs, but permitting the erection with'n the intersection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over 4 feet; that the sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; and that all permits required shall be obtained and all work completed and a new certificate of occupancy obtained within the requirements of Section 22A of the zoning resolution.

710-54-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., owner.

SUBJECT—Application September 13, 1954—filed pursuant to section 35, General City Law re erection of building in bed of mapped street—proposed widening of Cooper avenue and Cypress Hills street.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official), Cooper avenue and 77-02 to 77-14 Cypress Hills street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated September 3, 1954, on 2934/54 reads:

"2. No construction permitted in the bed of mapped street without approval of the Bd. of Standards and Appeals. Chap. 35, Gen'l City Law."

and

WHEREAS, the applicant states the premises consist of a lot 140 ft. front by 100.26 feet in depth in a business use, C area, Class 1 height district, upon which there exists a one story 14 ft. high, Class 3 constructed building, 52 ft. front by 27 ft. 8 in. deep, erected in 1928 and used and occupied since as a gasoline service station, lubritorium, ear washing, minor auto repairs, store, parking and storage of

MINUTES

motor vehicles with an occupancy of 5 persons; and upon which it is proposed to erect a one-story building 14 ft. in height, 52 ft. front by 27 ft. 8 in. in area, of Class 3 construction, for use and occupancy as follows: gasoline service station, lubritorium, car washing, minor auto repairs, store, utility room, parking and storage of motor vehicles, 5 persons; and

WHEREAS, Certificate of Occupancy #55858 was issued June 16, 1937, on NB App. 2162/27 permits the use of the premises as office and gasoline selling station, pursuant to a decision of the Board under Cal. 510-27-BZ; and

WHEREAS, the applicant also states the building is one story, Class 3 construction, 24 ft. front by 16 ft. in depth and that there are installed on the premises four 550 gallon gasoline tanks, six approved type gasoline pumps and one open lubrication lift; and

WHEREAS, the applicant states the city proposes to widen the intersection of Cooper avenue and Cypress Hills street by creating a radius at the intersection; that this widening was adopted on January 17, 1946; that there are no proceedings pending to acquire title to the land required for this widening; that the strip of land will only be used to drive over and no improvements are contemplated thereon; and

WHEREAS, the applicant states no condemnation awards will be claimed for any new improvements that may take place within the proposed area of the widening.

Resolved, that the decision of the borough superintendent, acting on N.B. App. 2934/54, Objection 2, be and it hereby is *modified* under the powers vested in the Board under Section 35 of the General City Law, and that the appeal be and it hereby is *granted*, to permit the continuation of use of the portion of the premises at the intersection proposed for widening, *on condition* that no building shall be erected on such portion of the premises and that the requirements of the resolution adopted this day under Cal. 709-54-BZ shall be complied with; that in the event the portion of the premises shown is acquired by the City for street widening, no claim shall be made except for the value of the land itself as determined by the court.

817-54-BZ

APPLICANT—Burke, Green and Groh, for Carl Papa, owner.

SUBJECT—Application October 29, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage and sales of accessories and office.

PREMISES AFFECTED—65-10 Maurice avenue, south-east corner of 51st road, Block 2375, Lot 144, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Mrs. Matilda Boyle, Mrs. Margaret Reichel and Philip N. Weinberg.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Not Voting: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for further consideration by the Board; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a local retail use, C and D area, class 1 and class 1½ height district; Maurice avenue is in residence and manufacturing use, C and D area, class 1 and class 1½ height districts; 51st road is in residence

and local retail use, C and D area, class 1 and class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated October 8, 1954 acting on N.B. Applic. 3377-54, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office & accessory sales & minor repairs with hand tools only located in a local retail use district is contrary to Art. II Sec. 4C of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot 138.07 ft. frontage by 100 ft. in depth, irregular, presently vacant; that the property referred to is presently zoned as a local retail district; that the portion of the property within 100 ft. of Maurice avenue is in a class 1 and ½ and C districts and the remainder is zoned as a class 1 and D districts; that as of July 25, 1916 the portion of the property in question within 100 ft. of Maurice avenue was in a business district and the remainder was zoned residence; that on October 28, 1926 all of the property was placed in a business district and on March 25, 1954 the present local retail district became effective; that the height and area designations have not been changed since July 25, 1916 and no zoning amendment relating to this property is pending at the present time; that it is proposed to develop the site with a parkway type of gasoline service station; that the proposed building will have a peaked roof and a face brick faeade; that pumps will be located only along the Maurice avenue frontage and will be set 15 ft. back of the building line; that fencing will be provided along both of the interior lot lines; and

WHEREAS, the applicant contends that the site is located on the side of a hill; that because of the grade condition large sloping areas are proposed on both sides of the building as well as behind the building; that this slope will be a grass plot with large areas of shrubbery and planting, protected by concrete curbing; that the grade condition is such that the building will be entirely below the level of the land to the east, concealed by a sloping hillside; that the balance of the block front along 51st road and extending along the entire east lot line of the site is under the same ownership as the site; that the repairing herein proposed will consist of minor repairs and adjustments, using hand tools only, and will be confined to the interior of the building; that in view of the heavily trafficked road and the immediate surrounding area, this site appears to be conducive to a gas station and it is urgently requested that the Board look favorably upon this application; and

WHEREAS, the applicant states that the present owner has held title to the property since September 16, 1954 and that the assessed valuation of land is \$12,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which noted the grading of this property and that of adjoining lot on 62nd street, the cemetery opposite and gave consideration to the fact that up to the subject lot along Maurice avenue, the area is zoned for manufacturing use and that there is little likelihood of the subject site being used for local retail use, and the committee recommended therefore that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten (10) years, to permit the premises to be occupied as a gasoline service station, substantially as proposed and as indicated on plans filed with this application marked "Received October 29, 1954", 3 sheets, *on condition* that complete working drawings shall be submitted to the Board showing grades and retaining walls, where necessary; that such working drawings shall be submitted to the Board for consideration within two months from the date of this resolution and after approval thereof, such plans shall be filed with the borough superintendent; and that all permits re-

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quired shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

871-54-BZ

APPLICANT—Carl H. Salminen, for Lawrence Lundgren and Richard Russon, owners.

SUBJECT—Application November 18, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a retail use district the erection and maintenance of a structure on existing service station and motor vehicle repair shop, to be used as an automobile inspection agency.

PREMISES AFFECTED—150-47 14th avenue, north side, 100 ft. west of Clintonville street, Block 4518, Lots 41 and 43, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Carl H. Salminen and Lawrence Lundgren.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 14th avenue are in a retail use, D area, class 1 height district; Clintonville street is in a business use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated November 15, 1954 acting on N.B. Applic. 3956-54, reads:

"1. The erection of a building to be used for Automobile Inspection and Minor Automobile Repairs (Hand Tools Only) in a Retail Use District is contrary to Art. II Sec. 4-A of Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 81 ft. frontage by 150 ft. in depth, on which is located a one story masonry and frame structure used as a gas station, office and store room and another structure which is a one story frame with metal siding used as a motor vehicle repair shop, both constructed in 1929 under N.B. Applic. No. 3309-29 and covered by certificate of occupancy No. 44943; that the present owners applied for a new certificate of occupancy under Alt. No. 669-54 to cover the present uses, No. Q-89216; that it is proposed to erect a one story masonry class 3 structure to be used for motor vehicle inspections and minor automobile repairing such as brake work, lights, steering, wheel alignment, glass work, windshield wiper and horn inspections which will be required under a new State law to become effective September 1, 1955; and

WHEREAS, the applicant states that the premises is zoned as retail D use district and class 1 height district; that this area was changed from unrestricted to business on April 16, 1938 and changed from business to retail on March 30, 1940; that no changes are pending in the City planning commission at present; that the total area of the lot is 12,150 sq. ft.; that the two existing buildings cover an area of 1,712.5 sq. ft. and the new proposed building will cover 2,604 sq. ft.; that the total area of the buildings will be 4,316.5 sq. ft. or 35½% of the total area of the lot, which is within the area coverage permitted by the zoning resolution; and

WHEREAS, the applicant contends that this variance is requested because the property in question has been continuously used as a gas station and repair shop since 1929 and the owners have the available area to erect the proposed structure for automobile inspections; that the existing grease

pits will be filled in; that traffic would enter the new structure at the east side of the property, egress from the building at the northeast corner, then flow west along the north property line, making an ideal set-up for the new inspection service; and

WHEREAS, the applicant states that the present owner has held title to the property since June 29, 1953; that the assessed valuation of land is \$6,000 and of the building \$4,300 making a total of \$10,300; that the building was erected in 1929; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition to permit the additional building on the plot; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the additional building on the plot substantially as proposed and as indicated on plans filed with this application marked, "Received, November 18, 1954" (7 sheets) on condition that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that the building, as proposed, may be for minor repairs with hand tools; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

933-54-BZ

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use, B area district, the conversion of use of first and second floors in existing five story structure to business use, and to permit openings between the two structures on first and second floors to gain access from one building to the other; and to permit a two-story extension at rear of five story structure, using more than the area permitted and without the required rear yard at curb level; all to be used by the engineering firm presently located in three story structure.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; East 39th street is in residence, retail and business use, B area, class 1½ height districts; 3rd avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 5, 1954 acting on Alt. Applic. 1781-54, reads:

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"A1. The conversion of present apts. on the 1st and 2nd stories to business use (offices) is prohibited in a Residence district by Article II, Section 3 of Zoning Resolution.

A2. The area of proposed new extension on the 1st and 2nd stories exceeds area permitted by Art. IV, Sections 12-(b) and 19-(e) of Zoning Resolution.

A3. Required yard for a multiple dwelling in a Residence district must start at or below curb level. (Sec. 17 Zone Resol.)."

and

WHEREAS, the decision of the borough superintendent, dated April 8, 1955 acting on Alt. Applic. 512-55, reads:

"1. Proposal to create openings between subject structure and adjacent structure (146 E. 39 St.) constitutes extension of a non-conforming use and is contrary to Art. II Sect. 6(a) of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 50 ft. frontage by 90 ft. in depth, irregular, on which are located two buildings, a three story building 25 ft. front by 98 ft. 9 in. in depth, used as office and residence, and a five story building 25 ft. front by 53 ft. in depth, used as a class B multiple dwelling; that it is proposed to convert the 1st and 2nd stories of class B multiple dwelling (5 stories) to business use for engineering firm in adjoining three story building; that it is further proposed to erect a two story extension at rear of 5 story structure and to permit openings on 1st and 2nd floors as means of access from one building to the other; and

WHEREAS, the applicant further states that at present the 5 story building is under a conditional sales contract depending upon the decision rendered by the Board; that the prospective buyer is an engineering firm presently located in the building adjoining the subject premises on the west, 144 East 39th street, of which they are the owners; that the engineering firm propose to use the 1st and 2nd floors of the subject premises as additional quarters for their clerical and reference facilities and they propose to add a 30 ft. extension at the rear of the building, to be two stories in height; that to gain access from one building to the other, two openings will be installed in the party wall, one at the front and the other in the rear; that these openings will be protected with 3 hour sliding fireproof doors; and

WHEREAS, the applicant contends that the six apartments on the upper three floors will remain and their present means of egress will not be disturbed with exception of the rear fire escape landing, which now terminates at the yard by means of a drop ladder from the 2nd story balcony; that from thence egress is afforded through an existing gate in the fence at the rear lot line to the yard of the adjoining premises, at the rear, extending to 38th street; that the alteration as proposed will make it necessary to walk across the roof of the new extension at the 3rd floor level; that this roof will be of fireproof construction; that at the rear of this roof a legal fire escape balcony will be installed and also at the 2nd floor level from this balcony, a drop ladder will terminate at the yard level; that no changes are to be made to the front of the building, thereby maintaining the residential character of the premises; that the entire building will be made to conform in all respects with the rules and regulations of the administrative code and the multiple dwelling law; that upon completion of the alterations, a new certificate of occupancy will be obtained; that the premises at 144 East 39th street has been occupied as drafting rooms, offices and residence since September 12, 1940 as indicated on certificate of occupancy No. 26592, but the existence of such use is not apparent from the street; that the engineering firm has increased its staff but up to this time has not been able to increase its facilities, thereby creating crowded conditions which greatly lowers the efficiency and production of their operations; and

WHEREAS, the applicant states that the present owner has held title to 144 East 39th street since May 22, 1938 and to 146 East 39th street since March 1944; that the assessed valuation of land is \$70,000 and of the buildings \$20,000

making a total of \$90,000; that the buildings were erected in 1870 and 1885; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of ten years, to permit the extension of use of the building on lot 55 from adjoining building now occupied by the applicant, and under Section 21, to permit the extension of the building at the rear and the reduction of the rear yard, substantially as proposed and as indicated on plans filed with this application, marked "Received November 29, 1954", 9 sheets, and "May 2, 1955", 1 sheet, *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 2A of the Zoning Resolution.

934-54-A

APPLICANT—James E. Casale, for Harry Schwimmer, owner.

SUBJECT—Application November 29, 1954—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 212(lc) of the Multiple Dwelling re required yard level.

PREMISES AFFECTED—146 East 39th street, south side, 175 ft. west of 3rd avenue, Block 894, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent, dated November 5, 1954, on amendment to Alt. App. 1781/54, reads:

"A-4. Reconsideration denied—objection repeated. Required yard for a multiple dwelling must start at level of 2d tier of beams or at the level of 14 ft. above the curb level, whichever is lower. (Sec. 212, subd. 1-c. M. D. Law.)"

and

WHEREAS, the applicant states that the building is 5 stories, 49 ft. 8 in. in height, 25 ft. front by 53 ft. in area at street level and same at typical floor level, erected in 1870 on a lot 25 ft. front by 90 ft. in depth, in a residence use, B area, Class 1½ height district; used and occupied since 1909: cellar-boilerroom and storage; 1st to 5th floors, 2 families each floor; that the building is proposed to be increased in area to 25 ft. front by 80 ft. in depth at street level in Class 3 construction, used and occupied upon completion as follows: cellar-boilerroom and storage; 1st floor—offices; 2nd floor offices; 3d, 4th and 5th floors—two families each floor; that the building is provided with one 2 ft. 8 in. wide interior wood stairs, enclosed in partitions of wood studs, fire-retarded both sides, equipped with fireproof, self-closing doors and leading from roof bulkhead direct to street and two fire escapes, one front and one rear;

MINUTES

fire escapes extend to roof by stair and to street and yard by ladder; egress from rear fire escape is through existing gate at rear to adjoining court; window and door openings on course of fire escapes will be made fireproof, self-closing; and

WHEREAS, the applicant states it is proposed to use the 1st and 2nd floors as additional quarters for an engineering firm for their clerical and reference facilities and to add a 30 ft. extension at rear, two stories in height; that the proposed occupant is located in the adjoining building at 144 East 39th street, of which the proposed occupant is the owner; that to gain access from building in question to 144 East 39th street it is proposed to install two openings in the party wall, one at front and one at rear, both to be protected with 3-hour sliding fire proof doors; and

WHEREAS, the applicant contends that the six apartments on the upper three floors will remain and their present means of egress not disturbed except for the rear fire escape landing which now terminates at the yard by means of a drop ladder from 2d story balcony from whence egress is had through an existing gate in fence at rear lot line to yard of adjoining premises at rear and thence to 38th street; and

WHEREAS, the applicant states it is proposed to provide egress to cross the roof of new extension at 3d floor level; that this roof will be fireproof and from the rear a legal fire escape balcony will be installed and also at 2d floor level with egress therefrom by drop ladder terminating at yard level; and

WHEREAS, the premises were inspected by a committee of the Board; and the committee recommended that the appeal be granted as the increase in height of the rear extension and the rear yard conditions will affect no one adversely.

Resolved, that the decision of the borough superintendent, acting on amendment to Alt. App. 1781/54, Objection A-4, be and it hereby is *modified*, under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted* to permit the rear yard to start above the level of the second floor tier of beams, as proposed and as indicated on plans filed with Cal. 933-54-BZ, resolution as to which was adopted by the Board this day, *on condition* that in all other respects the requirements of the Multiple Dwelling Law and all other laws applicable to the residential occupancy shall be complied with, other than as modified by the Board this day under Cal. 933-54-BZ.

996-54-BZ

APPLICANT—Albert E. Deer, for Esso Standard Oil Co., owner.

SUBJECT—Application December 30, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in a retail use district the reconstruction of existing gasoline service station to include lubritorium, auto laundry, motor vehicle repairs and office, and the parking of motor vehicles waiting to be serviced, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—6737-6745 4th avenue, southeast corner of Senator street, Block 5855, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and John J. Saunders, B'd of Education.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and 4th avenue are in a retail use, C area, class 1¼ height district; Senator street is in residence and retail use, C area, class 1¼ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 29, 1954 acting on N.B. Applic. 1611-54, reads:

"1. The proposed reconstruction of an existing gasoline service station, lubritorium and auto laundry and the additional uses of minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service in a retail use district is contrary to Art. II Section 4A of the Zoning Resolution.

2. The location of part of a curb cut within a distance of 75 feet from a residence use district wherein a use district other than residence use extends along a street or part of a street and the abutting property is in a residence use district is contrary to Section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 82 ft. 4 in. frontage by 100 ft. in depth, irregular, on which is located a gasoline service station on which are located two structures 80 ft. 6¾ in. by 20 ft. and 60 ft. by 26 ft., one story, each of class 3 construction, which are to be demolished; that certificate of occupancy No. 110974-44 has been filed for gasoline service station, lubritorium, auto laundry, 5-car garage, auto showroom and store; that it is proposed to demolish the existing buildings and permit the erection and maintenance of new accessory building at existing gasoline service station and to include the additional uses of minor auto repairing with hand tools only, the parking of motor vehicles awaiting service and the location of part of a curb cut on Senator street within 75 ft. from a residence use district; and

WHEREAS, the applicant further states that the owner purchased this "going gasoline station" on May 10, 1945; that certificate of occupancy No. 110974 shows that the gas station was established prior to effective zoning on June 15, 1925 for this use in a business district; that the zoning maps adopted July 25, 1916 show that the plot is in a business use district, class 1¼ height and C area, the business use extending for a depth of 100 ft. along Senator street and being parallel with 4th avenue; that on October 15, 1954 the planning commission changed the business zone to retail use for a depth of 100 ft. and parallel with 4th avenue; and that present zoning shows the plot within a retail use district abutting residence use; that there have been no changes in class height or area; and

WHEREAS, the applicant contends that the gas station use was established in 1924 under N.B. Applic. 7115-24 and N.B. permit No. 3272-24; that certificate of occupancy No. 27040 was issued for this use and the metes and bounds indicated were 82.4 ft. on 4th avenue and 100 ft. on Senator street and therefore there will be no increase in the square area or metes and bounds in the present application; that Alt. Applic. No. 1679-44 was approved on August 24, 1944 for a new certificate of occupancy and certificate of occupancy No. 110974 was issued; that this certificate permits a gas station, lubritorium, auto laundry, office, five car garage, auto showroom and store; that curb cut permit No. 6870 was issued for two cuts on 4th avenue of 10 ft. 6 in. and 39 ft. 6 in; that Permit No. A-22709 was issued by the office of the borough president on October 2, 1919 to cut 30 ft. of curb at 6735 4th avenue and Permit No. A-14230 was issued on June 29, 1931 to lower one 12 ft. and one 27 ft. curb at the southeast corner of 4th avenue and Senator street; that in the present application it is proposed to rearrange the permitted curb cuts so that there will be two 30 ft. cuts on 4th avenue and one 30 ft. cut on Senator street and on portions of the present cuts the curb will be restored; that there will be no contravention of section 21-A inasmuch as the entrances to, or exits from Bay Ridge high school are not on the same streets between the same intersecting streets and in no case within 200 ft. of the entrance to or exit from the gas station; that under section 7A, wherein part of the curb cut as proposed on Senator street

MINUTES

is within 75 ft. from the residence use district, a variance is requested inasmuch as the presently permitted curb cut on this street of 57 ft. 6 in. was issued prior to the effective date of this section and same will be reduced to a cut of 30 ft. so located that no portion of same will be within 5 ft. of the 4th avenue lot line as extended; that under section 7c of the zoning resolution, it is submitted that the legal non-conforming use was established prior to June 15, 1925 and the proposed application is for a rebuild or reconstruction; that section 7i is requested for required minor repairs and adjustments which are necessary and essential to a modern servicenter; that fire department records indicate plan No. 247-18 was approved July 25, 1919 for one 550 gallon gasoline tanks and that plan under folder No. 44585 was approved for six 550 gallon gasoline tanks, metes and bounds given being 62 ft. on 4th avenue and 80 ft. on Senator street; that the gas station has been in continuous operation since 1924; that existing conditions show the station and auto showroom as hereinbefore permitted; that proposed conditions provide for the demolition of all of the present buildings, the removal of the present gas pumps and pump islands located within 10 ft. of the lot lines, the rearranging of the curb cuts, the relocation of the present brand sign and the levelling of the plot substantially to the grade of the two streets; that it is also proposed to install four additional 550 gallon gas tanks for a total of 10, one 550 gallon fuel oil tank together with an approved type ceiling suspended furnace for heating purposes and one 550 gallon waste oil tank; that it is also proposed to install four low type gas pumps set back 12 ft. from the lot line of 4th avenue, to erect a masonry wall 5 ft. 6 in. high along the interior lot lines, also a fence wall with masonry 2 ft. high and wrought iron pickets 2 ft. high for a total height of 4 ft. for a distance of 20 ft. along Senator street with a return of about 16 ft. along the easterly lot line between the proposed building and the street line; that it is also proposed to repair the sidewalks, to erect a new one story accessory building 61 ft. by 30 ft. to be used for lubrication, car washing, minor repairs and adjustments, rest rooms, combination heater and storage room and sales and display office; that the building will be finished with porcelain enamel on the two street fronts; that under Cal. No. 7-51-BZ the Board granted a variance in block 5851, lot 1 for stores and patron parking extending into the residence use district and under Cal. No. 766-48-BZ a variance was granted under section 7c to the Cities Service oil company for reconstruction of the gas station located at the northeast corner of 4th avenue and 68th street, lot 1 in block 5855; that this station is within the same block as the subject site and the new building is finished with porcelain enamel on the two street fronts; that competitive demands require the rebuilding and modernization of this outlet and it is requested that the Board grant a favorable decision; and

WHEREAS, the applicant states that the present owner has held title to the property since May 10, 1945; that the assessed valuation of land is \$45,000 and of the building \$6,000 making a total of \$51,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; it is noted that particularly along Senator Street there is, at the present time, an existing curb cut of sixty feet which is proposed to be reduced to thirty feet, and together with wall which the resolution will require along the building line for a certain distance, protection to the owners on Senator street should be materially improved; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7c to permit the lawfully existing gasoline service station to be reconstructed and rearranged substantially as proposed and as indicated on

plans filed with this application marked, "Received, December 30, 1954" (one sheet) and "May 10, 1955" (3 sheets) and "June 3, 1955" (2 sheets) on condition that all buildings and uses now on the premises shall be removed and the premises shall be reconstructed and rearranged as indicated on such plans above cited; that the accessory building shall be arranged and of a design as indicated, without cellar underneath and complying in all other respects with the requirements of the Building Code; that the accessory building shall be faced with face brick on all sides; that any openings in the wall facing adjoining premises shall be filled with glass blocks as approved for exterior walls; that the toilet rooms shall be arranged as indicated on such plans marked, "Received, June 3, 1955"; that there shall be on the southerly lot line from Fourth Avenue to the rear lot line, and from the rear lot line to the accessory building, from the accessory building to the building line of Senator Street and running on Senator Street for a distance of approximately forty feet a masonry brick wall to a total height of not less than five feet six inches, except that such wall may be reduced to a height of not less than four feet six inches within five feet of the street building line of Fourth Avenue and along the building line of Senator Street; that suitable terminating posts shall be maintained at the termination of such wall; that pumps shall be erected not nearer than fifteen feet to the street building line of Fourth Avenue and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that the balance of the premises shall be paved with concrete or asphaltic pavement; that curb cuts shall be restricted to two curb cuts to Fourth Avenue each not over thirty feet in width and one curb cut to Senator Street not over thirty feet in width; that such curb cuts as herein permitted are permitted under Section 7A; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that at the intersection there shall be erected a block of concrete not less than twelve inches in height and extending for a distance of not less than five feet along either building line; that signs shall be restricted to permanent signs attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the building line of one post standard at the intersection for supporting the sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not more than four feet; that under Section 7i there may also be within the accessory building minor repairs with hand tools only for adjustment; that such portable firefighting appliances shall be maintained as the Fire Commissioner shall direct; that parking of motor vehicles awaiting service may be permitted provided that such motor vehicles are parked so as not to interfere with the servicing of the station; that heating may be by means of an approved ceiling type heating unit; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall require; that all permits shall be obtained and all work completed with the requirements of Section 22A of the Zoning Resolution and that a new certificate of occupancy shall be obtained.

997-54-BZ

APPLICANT—Irving H. Passel, for Thomas Nolan, owner, Esso Standard Oil Company, Owner under Contract.

SUBJECT—Application December 30, 1954 (decision of the borough superintendent), under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry (non-automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service, for a term of fifteen years.

PREMISES AFFECTED—24 Nelson avenue, southwest corner of Giffords Glen, Block 5429, Lot 31, Great Kills. Borough of Richmond.

MINUTES

APPEARANCES—

For Applicant: Joseph B. Lynch and Thomas Nolan.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Giffords Glen are in a retail use, D area, class 1 height district; Nelson avenue is in retail and business-1 use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 28, 1954 acting on N.B. Applic. 1019-54, reads:

"1. Proposed erection of a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service in a retail use district is contrary to Art. II Section 4A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 104.55 ft. frontage by 115.09 ft. in depth, irregular presently vacant; that it is proposed to erect a gasoline service station, lubritorium, auto laundry (non-automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service; and

WHEREAS, the applicant contends that the site is located on an important transverse traffic artery running southerly from the Great Kills station of the Staten Island Rapid Transit to a point easterly of Hylan boulevard; that the neighborhood is substantially built up with stores and small factories and there is considerable vehicular traffic including parking in connection with the railroad station for commutation to Manhattan, etc.; that with the exception of one small gas station location at 3948 Amboy road, southwest corner of Brown avenue and which station will be greatly reduced in area in the proposed street widening of Amboy road, the particular neighborhood is barren of modern servicenters; that there is a definite need for a modern "one-stop" servicenter in this part of Great Kills; that the effect on adjoining owners is minimized in view of the fact that to the north there exists the embankment of the Staten Island Railway and to the south, the parking areas for the loan association and the food market, both located on Amboy road with block 5429; and

WHEREAS, the applicant states that the present owner has held title to the property since December 15, 1928 and that the assessed valuation of land is \$4,800; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition;

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years to permit the premises to be occupied as a gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, December 30, 1954" (4 sheets) *on condition* that all buildings and uses on the premises shall be removed and the premises shall be constructed and arranged as indicated on such plans; that the accessory building shall be of a

design and arrangement as indicated except that the toilets shall be arranged so as not to have the doors contiguous; that there shall be no cellar under the accessory building; that the accessory building shall be of face brick on the sides facing the street, that the rear and side wall may be of common brick, painted; that pumps shall be erected not nearer than fifteen feet to the street building line and shall be of a low approved type; that the number of gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that curb cut shall be restricted to two curb cuts to Nelson Avenue each thirty feet in width, located where shown, and two of similar width to Giffords Glen; that the balance of the premises where not otherwise occupied shall be paved with concrete or asphaltic pavement; that there shall be no openings in the accessory building facing the adjoining premises on lot 27; that on the interior lot line to the south there shall be a retaining wall and a fence of the woven wire chain link type to a total height of not less than five feet six inches above the finished grade of the gasoline service station; that such fence shall have suitable terminating posts; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all temporary signs and roof signs, but permitting the erection within the intersection of a post standard for the supporting of a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that at the intersection there shall be erected a block of concrete not less than twelve inches in height and extending for a distance of not less than five feet along either street building line; that sidewalks and curbing abutting the premises shall be constructed or repaired to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be repairing of motor vehicles for adjustment only with hand tools maintained solely within the accessory building; that under 7h for a similar term there may be parking of motor vehicles awaiting service provided that such cars are parked so as not to interfere with the servicing of the station; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

998-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application December 30, 1954 (decision of the borough superintendent), under sections 7c, 7i and 7A of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station to include lubritorium, car washing (non-automatic), motor vehicle repairs and office and to permit the parking of motor vehicles awaiting service, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—5099 Broadway, southwest corner of West 218th street, Block 2243, Lot 273, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1955 after due notice by publication in the Bulletin; laid over to June 7, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Broadway are in a business

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use, B area, class 1½ height district; West 218th street is in residence and business use, B area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 29, 1954 acting on Alt. Applic. 10-54, reads:

"1. Proposed change in present gasoline station, lubricatorium and display of not more than five (5) motor vehicles to create "Gasoline service station, lubricatorium, car washing (non-automatic), minor auto repair shop with hand tools only and parking of motor vehicles awaiting service" in a business use district constitutes an extension of present non-conforming use and is contrary to Article II section 4a of the Zoning Resolution.

2. The location of part of a curb cut within a distance of 75 ft. from a residence use district wherein a use district other than residence use extends along a street or part of a street and the abutting property is in a residence use district is contrary to Section 7A of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 103 ft. 7½ in. frontage by 65 ft. 10½ in. in depth, irregular, on which is located a 14 ft. by 14 ft. masonry building erected in 1924 and which is being used as office and rest rooms; that there are six 550 gallon gas tanks together with two dual, low type dispensing pumps, two "Gulf" brand signs and two 30 ft. curb cuts on Broadway and one 50 ft. cut on West 218th street, and also a one story, two bay lubricatorium, 25 ft. by 26 ft., erected in 1937; that it is proposed to alter and extend this building; that it is also proposed to reconstruct the existing gasoline service station, lubricatorium and non-automatic auto laundry and to include the additional uses of minor auto repairing with hand tools only and the parking of motor vehicles awaiting service; that it is also proposed to demolish the office building as approved under N.B. Applic. 363-24, to remove the outside hydraulic lift and to replace sections of the stone wall along the rear and erect a 3 ft. high pipe rail on top of same; that it is also proposed to erect an addition to the present two service bay building which was erected during the early part of 1937 under Alt. Applic. 1931-36 and for which certificate of occupancy No. 23171 was issued December 16, 1937; that the addition to the present lubricatorium will be used as an office and sales room, rest rooms and a combination heater and storage room; that a new 550 gallon fuel oil tank will be installed in connection with an approved type ceiling suspended furnace for heating the building and also a new 550 gallon waste oil tank will be installed; that there will be no change in the gas tanks or the gasoline pumps; that the two 30 ft. curb cuts now legally permitted on Broadway will remain unchanged, while the legally permitted curb cut on West 218th street with a frontage of 50 ft. will be reduced to 40 ft.; that the two present signs on poles will remain and the present sidewalk will remain unchanged; and

WHEREAS, the applicant contends that the owner purchased the property on May 14, 1924 and that this parcel had a frontage of 77 ft. 8¾ in. on Broadway; that an additional parcel with a frontage of 25 ft. on Broadway, immediately adjoining the first parcel, on the southerly side, was acquired on August 27, 1935; that certificate of occupancy No. 33065 issued July 30, 1947 on Alt. Applic. 953-47 superseded certificate No. 23171 which was issued December 16, 1937 on Alt. Applic. 1931-36; that this certificate permitted a lubricatorium, office for gas station and display of not more than five motor vehicles; that the metes and bounds in the present application are similar to the permitted area approved on Alt. Applics. 1931-36 and 953-47; that the original application on which certificate No. 9010 was issued in 1924 legalizes the gas station use prior to effective zoning of June 15, 1925 in business use districts; that there has been no change in zoning since July 25, 1916 for this plot; that this existing gas station has been in continuous operation for more than 30 years under the same ownership and competitive demands require that a modern "one-stop" station be erected; that the area along Broadway at this location is devoted chiefly to gas

stations, garages, new and used car sales lot and showrooms for automobiles; and

WHEREAS, the applicant states that the present owner has held title to the property since May 14, 1924; that the assessed valuation of land is \$31,000 and of the building \$5,000 making a total of \$36,000; that the building was erected in 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the reconstruction and re-arrangement of the lawfully existing gasoline service station substantially as proposed and as indicated on plans filed with this application marked, "Received, December 30, 1954" (5 sheets) *on condition* that all buildings and uses not proposed to be maintained shall be removed and the premises shall be reconstructed and re-arranged as indicated on such plans; that the accessory building shall comply with the requirements of the Building Code therefor; that there shall be no cellar under the accessory building; that the accessory building shall be faced with face brick on the two sides facing the street; that there shall be a wall erected from the accessory building to the wall of the multiple dwelling on lot 27; that such wall shall be brick masonry not less than five feet six inches in height; that a similar wall shall be erected from the accessory building to the street building line of Broadway and of similar height except that such wall may be reduced within five feet from the building line to four feet six inches in height; that pumps shall be erected not nearer than fifteen feet to the street building line and shall be of a low approved type; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that at the intersection there shall be erected and maintained a block of concrete not less than twelve inches in height and extending for a distance of not less than five feet along either building line; that curb cuts shall be restricted to two curb cuts, as now existing, thirty feet in width to Broadway and one existing curb cut forty feet in width to 218th street; that signs shall be restricted to the permanent signs attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs but permitting the erection within the intersection of a post standard for the support of a sign, which may be illuminated, advertising the brand of gasoline on sale and permitting such sign to extend beyond the building line for a distance of not over four feet; that sidewalks and curbing abutting the premises shall be repaired or reconstructed to the satisfaction of the Borough President; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7i there may be minor repairs maintained within the accessory building with hand tools only for adjustments; that there may also be parking of motor vehicles awaiting service provided that such parking does not interfere with the servicing of the station; that curb cuts herein permitted are permitted under Section 7A; that the heater shall be of an approved ceiling type; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 7, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

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638-41-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application reopened April 26, 1955, as to amendment to resolution—re United States Gypsum Pyrobar Gypsum Partition Tile, previously approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 638-41-SM

Subject: Amendment to resolution as to Pyrobar made of Fort Dodge Iowa Rock and the stamping of tile.

United States Gypsum Company, New York requested by letter dated March 21, 1955 that the resolution adopted July 22, 1941 and amended through September 12, 1950 under Cal. No. 638-41-SM be amended so as to include USG Pyrobar Gypsum Partition Tile as made from Fort Dodge Iowa Rock and to permit the marking of each tile by die. The application was reopened by a vote of the Board April 26, 1955.

Purpose

The material is to be used as for non-load bearing fire proof partition, exterior wall back-up fire protective covering of steel beams, columns and ducts in the interior of buildings protected from moisture and the element.

Description

The tile as manufactured from Fort Dodge Rock complies with the requirements of C26-310.0 which requires compliance with ASTM C52-33 and the slurry from which the tile is manufactured complied with ASTM C22-41.

Inspection and Test

Specimens of 3" and 4" Pyrobar were tested in accordance with the requirements of ASTM C52-33 and the results were as follows:

	Minimum Required		Results	
	Dry	Wet	Dry	Wet
4"	75 psi	25 psi	82.3 psi	30.8 psi
3"	75 psi	25 psi	107.0 psi	35.6 psi
Shell thickness 3" equaled $\frac{1}{2}$ "; 4" equaled $\frac{3}{4}$ ".				

Recommendation

On the basis of the test, the Committee on Test recommends that the resolution adopted July 22, 1941 and amended through September 12, 1950 under Cal. No. 638-41-SM be amended so as to include USG Pyrobar Gypsum Partition Tile as made from Fort Dodge Iowa Rock and to permit the marking of each tile, by die, with the wording as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 638-41-SM," or in lieu thereof the bill of material, bill of lading or shipping ticket may be similarly marked, on condition that the requirements of the resolution adopted July 22, 1941 and as amended through September 12, 1950 under Cal. No. 638-41-SM are complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of July 22, 1941 through September 12, 1950 in accordance with the above report.

521-45-SM—Vol. II

APPLICANT—Robert P. LeVine, for National Brick Company, owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II for test and report as to additional sizes—Nabcor High Pressure Steam Cured Burned-Clay Concrete Masonry Units; previously approved re Nabcor Sand-Crit High Pressure Steam Cured Units.

APPEARANCES—

For Applicant: Robert P. LeVine.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 521-45-SM Vol. II

Subject: Amendment to resolution as to additional masonry units.

National Brick Co., Long Island City, New York, requested by filing an application dated March 3, 1955 that the resolution adopted June 24, 1952 under Cal. No. 521-45-SM Vol. I, be amended so as to include masonry units of a burnt clay aggregate. The application was reopened by a vote of the Board on March 29, 1955 under Cal. No. 521-45-SM Vol. II.

Purpose

The material is to be used in masonry construction.

Description

The units are made of a mix of one part of approved portland cement to eight parts of ground burnt clay by weight.

The aggregate and cement are automatically weighed and deposited in the mixer. After mixing the blocks are formed in a Besser machine. The formed blocks are cured by hi pressure steam and then air cured.

Inspection and Test

The plant of the applicant located in Long Island City was inspected by asst. Engr. J. A. Darts Committee on Test and the process of manufacture was investigated.

Sample blocks were identified and marked. The identified blocks were tested in accordance with the requirements of the Masonry Rules of the Board at Manhattan College.

Results were as follows:

1. 3" x 8" x 18" Hollow Partition Block
Compressive Strength—1367 psi
2. 4" x 8" x 18" Hollow Partition Block
Compressive Strength—1364 psi
3. 6" x 8" x 18" Hollow Partition Block
Compressive Strength—1173 psi
4. 8" x 8" x 18" Hollow
Compressive Strength—2151 psi
Absorption (lbs. per cu. ft.)—8.7
5. 12" x 8" x 16" Hollow
Compressive Strength—1236 psi
Absorption (lbs. per cu. ft.)—7.9

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted June 24, 1952 under Cal. No. 521-45-SM Vol. I be amended so as to include the masonry units manufactured of a mix and of sizes herein described so that the units recommended for approval under this resolution, including those previously approved under Cal. No. 521-45-SM Vol. I are as follows:

1. Sand Grit—Hollow 4" x 8" x 18", 8" x 8" x 16" and 12" x 8" x 16"
2. Burnt Clay—Hollow 3" x 8" x 18"; 4" x 8" x 16", 6" x 8" x 16", 8" x 8" x 18" and 12" x 8" x 16".

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on condition that the requirements of the resolution adopted June 24, 1952 under Cal. 521-45-SM Vol. I be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution of June 24, 1952 in accordance with the above report.

783-49-SM—Vol. II

APPLICANT—New England Lime Company, owner (C. C. Loomis, agent).

SUBJECT—Application reopened December 7, 1954 as Vol. II for test and report to consider change of name of owner and changes in construction—NELCO Kilnoise Acoustical Tile; previously approved re Kilnoise Acoustic Tile, Series 100.

APPEARANCES—

For Applicant: Donald Ingram.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 783-49-SM- Vol. II

Subject: Nelco Kilnoise Acoustical Tile, approval of.

Kelley Island Lime and Transport Company, Cleveland, Ohio filed October 31, 1949 an application with the Board of Standards and Appeals for approval of the material known as Kilnoise Acoustical Tile under the provisions of C26-88.0 and C26-191. Administrative Building Code. The material was approved, under conditions April 25, 1950 under Cal. No. 783-49-SM Vol. I.

An application was filed September 23, 1954 by New England Lime Company, Adams, Mass. for approval of the Nelco Kilnoise Acoustical Tile and subsequently on November 29, 1954 from the Kelley Island Lime and Transport Company states that the New England Lime Co. has the exclusive rights to manufacture Kilnoise Acoustical Tile. The application was reopened December 7, 1954 under Cal. No. 783-49-SM Vol. II.

Purpose

The material is an incombustible acoustical tile.

Description

The tile is manufactured from a magnesium oxychloride cement base reinforced with glass fibres. Through the use of a foaming agent, the material is rendered into a light weight cellular structure with many interconnecting pores. The blocks cast of this material are finished to a size of 12" x 12" x 13/16" with beveled or square edges. The tile is kerfed for mechanical suspension.

Inspection and Test

The plant of the applicant at Adams, Massachusetts was inspected by Asst. Engr. J. A. Darts Committee on Test and the process of manufacture observed. Sample tiles were identified. The identified tiles were load tested when installed on various types of approved suspension systems. The average failure load was 65 lbs. per sq. ft. on the tile. The tiles are also rated as incombustible as having met the requirements of Federal Specification SS-A-118a.

Recommendation

On the basis of the inspection and test and the Committee on Test recommends the approval of the Nelco Kilnoise Acoustical Tile as manufactured by the New England Lime Co. as described herein for use in New York City as an incombustible acoustical tile when used with an approved mechanical suspension system on condition that each carton in which the tile is marketed shall be stamped, marked or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 783-49-SM Vol. II."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

88-54-SA

APPLICANT—Drying Systems, Inc., owner.

SUBJECT—Application January 28, 1954—Dry-Sys Insulated Oven Enclosure, approval of.

APPEARANCES—

For Applicant: Samuel R. Porwancher.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 88-54-SA

Subject: Dry-Sys Insulated Oven Enclosure, approval of.

Drying Systems Inc., Chicago, Illinois filed January 28, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as the Dry-Sys Insulated Oven Enclosure under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is used to form an oven housing, to be used in conjunction with either an indirect or direct fired heater (Cal. Nos. 89-54-SA and 90-54-SA).

Description

In general, Drying Systems ovens for commonly encountered operating temperatures are built of sectional metal panels, of thicknesses suitable for the temperature involved. Panels are double walled, and filled with mineral wool or glass wool insulation. The panels are fastened to a structural steel framework which determines the shape of the oven.

The steel framework, besides forming a support for the panel enclosure, is designed to support the weight of the oven plus the load carried in the oven, whether it be on an overhead conveyor, floor type conveyor or trucks. This is primarily simply structural design. Because of its functions, the steel framing is usually inside the enclosure and adequate provision is made for expansion and contraction. The housing panels form a tight, outer enclosure over the steel framing.

Dry Sys oven panels are made with a minimum of through metal. The inner and outer sheet metal faces are made pan shaped, and are held together all around by narrow metal strips spaced about 2 inches apart, which are welded across the gap to the edges of the pans. The pans do not contact each other, the air gap between them being about 2 inches less than the full thickness of the panel.

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Standard panels are 24" x 96". The long edges (96") are so constructed that the panels fit together tongue and groove, the interlock being about 2" deep. When so assembled, the insulation in each panel contacts that in the adjacent panel, so that insulation is virtually continuous, and the only through metal is in the occasional narrow strips that tie the surfaces together.

The panels are not required to support any load other than their own weight. They are fastened securely with sheet metal screws to the steel framing. The small gap between end joints is packed with insulation and covered with a steel finishing strip, which further acts as a retainer. The thickness of insulation in the panels is decided by the operating temperature.

The oven is heated by a hot air circulating system the heated air being distributed within the oven by a system of sheet metal ducts. Heating equipment is located outside of, and adjacent to the oven.

Inspection and Test

The appliance was inspected by Asst. Engr. J. A. Darts Committee on Test at the Fedders-Quigan Corp., Long Island, New York.

The oven was inspected in conjunction with the application filed under Cal. No. 89-54-SA; the heating system for the oven.

Recommendation

On the basis of the foregoing inspection and the data filed with the application, the Committee on Test recommends the approval under C26-191.0 of the Dry-Sys Insulated Oven Enclosure, provided the ovens and appurtenances are installed in accordance with the requirements of Article 12 of the Administrative Code and the Rules of the Board covering the Use of Equipment for Spraying of Paint, Varnishes, Lacquers and other such flammable Surface Coatings and the Storage of such materials and provided further that the oven shall be properly located and supported in accordance with the Administrative Building Code; that there shall be installed between the surface combustion heaters and the oven distributing duct a stainless steel screen of 40-40 mesh far enough away so that the flame will not impinge on it and all conveyors shall comply with the requirements of the Code and with the Labor Law and each oven shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 88-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standard and Appeals does hereby *approve* this appliance with the above report, and on condition that the heating element shall be of a type as approved by the Board for the work proposed.

89-54-SA

APPLICANT—Drying Systems, Inc., owner.
SUBJECT—Application January 28, 1954—Dry-Sys Type I.D. Direct Fired Gas Heater, approval of.
APPEARANCES—

For Applicant: Samuel R. Porwancher.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 89-54-SA

subject: **Dry Sys Type I.D. Direct Gas Fired Heater** Models 700 and 3000 (paint baking oven), approval of.

Drying Systems Inc., Chicago, Illinois, filed January 28, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Dry Sys Type I.D. Direct Gas Fired Heater Models 700 and 3000 under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is used for heating air for paint baking application, in which the heated air is recirculated back through the heater.

Description

The Dry Sys Type I.D. Air Heater is an air heater used for industrial purposes, the heater is a unit which is located outside of the oven or processing enclosure, the heated air being ducted to the operating area by means of a power driven fan. This heater is made by Drying Systems Inc. in five sizes, all essentially of the same type of construction, differing in size and heating capacity.

Several heaters can be used in one group, ducted together, to obtain the required total BTU capacity.

The air heater is built as a unit, shipped assembled. It consists of an outer steel casing, in which are a combustion chamber (the lower portion) and mixing chamber (the upper portion) in which the air is heated by mixing with the products of combustion. The entire interior is of refractory material construction.

The lower (combustion) chamber is of fire brick, backed up by insulating brick. The upper (mixing) chamber is of insulating refractory brick. Bricks are laid in a certain pattern, designed to provide for expansion and contraction, and set in high temperature cement. A brick arch separates the combustion chamber from the mixing chamber; the end of the arch farthest from the burners stops short of the back wall, providing an opening through which the products of combustion pass from the lower to the upper chamber.

This heater is of the induced draft type. The air enters the upper chamber at the rear (where the products of combustion also enter the mixing chamber) and passes through the upper chamber (mixing with the products of combustion) to the front of the heater, where the air is drawn off through an opening in the top, by a suitable high temperature type fan since the air is pulled through the heater, this induces a draft on the combustion chamber.

The draft is adjusted to the desired condition by sliding refractory slabs, which vary the size of the opening through which the products pass from the combustion chamber into the mixing chamber. The adjusting slabs are attached to steel shafts which project through the front of the heater, and are adjusted from this location. Lock nuts on the shafts hold the adjustment position.

The dual chamber design permit maintaining high temperature in the combustion chamber, thus assuring complete combustion of the fuel. The insulating material adjacent to the steel outer jacket reduces the heat transmission to a relatively low degree and the 4" I beam runners which are a part of the casing raise the heater off the floor, permitting air circulation underneath.

The appliance is also equipped with the following safety features:

1. Purging cycle at start. Fans must be started first, and run long enough to provide four changes of fresh air in the oven before the pilot lights on the burners can be ignited.
2. Complete ignition of all pilot lights. All pilots must be ignited before the safety shut-off valve can be opened to supply fuel to the burners. Each pilot has a bulls-eye light on the control cabinet, indicating when the pilot is lit. Premature opening of the shut-off valve is not possible. Valve must be manually opened. It closes automatically.

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3. Electronic flame detection is provided for each burner through our Flame Detector Units. These devices operate through a flame rod extending into the burner flame. Grounding, shorting or breaking of the flame rod, or absence of flame, automatically closes the safety valve on the burner line.
4. A pressure switch on the fuel line shuts off the burners if the fuel pressure drops too low for satisfactory flame conditions at the burners.
5. An air flow switch at each fan shuts off the burners should any fans stop for any reason.
6. A signal horn sounds an alarm in case of shut down, notifying the operator.
(This can also include a signal light in the office of the supervisor).

Inspection and Test

The appliance was inspected and tested at the Fedders Quigan Corp., Maspeth, Long Island, by Asst. Engr. J. A. Darts, Committee on Test. The appliance was tested throughout its operating range and functioned as designed and all controls operated as required.

Recommendation

On the basis of the foregoing inspection and test and the data filed with the application, the Committee on Test recommends the approval under C26-191.0 of the Dry Sys Type I.D. Direct Gas Fired Heater Models 700 and 3000, for use in New York City provided that this system shall be installed in accordance with the requirements of Article 12 Administrative Building Code and that any ovens or appurtenances used with the systems comply with Article 12, Administrative Building Code and the Rules of the Board covering the Use of Equipment for Spraying of Paint, Varnishes, Lacquers and other such Flammable Surface Coating and the Storage of Such Materials and that there shall be installed between the surface combustion heaters and the oven distributing ducts stainless steel screens of 40—40 mesh, with interlocks, so arranged, that neither the oven nor the burner can operate or be started up unless screens are in proper position—proper position being between the combustion chamber and drying oven; and provided further, that each structure containing the air heating system shall be properly located and supported in accordance with the Administrative Building Code and shall bear a label permanently affixed reading, "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 89-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engineer,

JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report, and *on condition* that an oven approved by the Board under Cal. No. 88-54-SA is used and only where the paint is noninflammable.

90-54-SA

APPLICANT—Drying Systems, Inc. owner.

SUBJECT—Application January 28, 1954—Dry-Sys Indirect Gas Heater, Type L, approval of.

APPEARANCES—

For Applicant: Samuel R. Porwancher.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 90-54-SA

Subject: Dry Sys Indirect Gas Fired Heater, Type L, approval of.

Drying Systems Inc., Chicago, Illinois filed January 28, 1954 an application with the Board of Standards and Appeals for approval of the appliance known as Dry Sys Indirect Gas Fired Heater Type L under the provisions of the Paint Spraying Rules of the Board.

Purpose

The appliance is used for heating air for paint baking application, in which the heater air is not recirculated back through the heater.

Description

This is an industrial air heater, used in connection with ovens, dryers and the like for heating processing air. The heater is indirect, in that the air heated does not mix with the products of combustion from the fuel. It works on the "interchanger" principle, in which the hot products of combustion pass through one channel, and the air to be heated passes through an adjacent channel, becoming heated by being in contact with the hot outer surface of the heated channel. The two channels are separate from each other and there is no intermixing.

The Dry Sys Type L heater is sectional; i.e., as many sections as are required to obtain the heating capacity are combined (by bolting sections together), into a compact unit. The air heater can be located close to or at some distance away from the dryer enclosure which it serves, the heated air being ducted to the operating area by means of power driven blower. The products of combustion are exhausted to the atmosphere by means of a suitable power driven high temperature type fan, which also serves to establish a positive draft at the burners for satisfactory burner operation regardless of weather conditions.

In this heater, the interchanger consists of tubular cast iron sections arranged to conduct the products of combustion in a back and forth travel through 5 passes, starting at the bottom tube and emerging at the top. These tubular sections are smooth on the inside (in the combustion passes), and radially finned on the outside, for efficient transfer of heat to the air.

The air enters at the top, and flows downward between the fins, being held close to the fins by a sheet metal jacket which forms the air passage. Air can be forced through the heater by blowing through, with the fan located on the inlet side, or by pulling through, with the fan located on the exit side of the heater. The latter arrangement has been found in practice to result in more even air distribution, and is the preferred method of installation.

The combustion tubes are made in five separate units, which are assembled into a continuous passage by being tightly bolted together at the joints. The firing end of the lower tube, and the smoke outlet of the upper tube, are tightly sealed where they pass through the heater casing, by bolted flange connections.

Inspection and Test

The appliance was inspected and tested at the Fedders Quigan Corp., Long Island, New York by Asst. Engr. J. A. Darts, Committee on Test and the equipment operated as designed.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as Dry Sys Indirect Gas Fired Heater Type L when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code and the provisions of the Paint Spraying Rules of the Board on condition that each appliance bears a label

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permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 90-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report, and *on condition* that the heater is used only with a type oven as approved by the Board under Cal. No. 88-54-SA.

499-54-SA

APPLICANT—Fulton Boiler Works, Inc., owner.
SUBJECT—Application—June 10, 1954—Fulton Oil-fired Boiler Unit, approval of.

APPEARANCES—

For Applicant: Lewis J. Palm.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 499-54-SA

Subject: Fulton Oil-fired Boiler Unit, approval of.

The Fulton Boiler Works Inc., owner-manufacturer filed June 10, 1954 an application with the Board of Standards and Appeals for approval of the Fulton Oil-fired Boiler Unit under the provisions of C19-57.0 Administrative Code, the Oil Burner Rules of the Board of Standards and Appeals and the provisions of C26, Article 12 Administrative Building Code.

Purpose

This is a package type burner unit with the burner an integral part of the boiler.

Description

The boiler is a vertical tubeless boiler and is manufactured in accordance with the ASME Codes for power boilers. All manufacturing of the pressure vessel is done in the shop of the Fulton Boiler Works.

The boiler itself is a cornish type consisting of an outer shell with a furnace in the center having a water wall around the furnace. The burner is placed on top of the furnace and the combustion takes place in the furnace with the flow of gases downward towards the bottom of the furnace. The boiler is supported by angle iron legs which are protected against the heat of the gases by forms of fire brick. Below these legs is a steel base which holds the insulation and refractory base which forms the bottom of the combustion chamber. On the outside shell of the boiler there are welded fins to form a passage for the secondary gas. On the outside of these fins there is a cast refractory form which serves as the insulation of the boiler. On the outside of this there is a steel jacket to hold this form and to serve as a jacket for the boiler proper. All piping on the boiler is extra heavy. All boiler trim meets the ASTM requirements. The oil burner is a pressure atomizing type. Air is delivered into the furnace by a blower driven by an electric motor. The oil pump is coupled to the motor. The oil pump delivers oil through a solenoid to the oil nozzle at a pressure of about 100 psi. The oil is delivered into the furnace in a fine spray. The oil is ignited by a two ignition

electrodes which are fed through an ignition transformer. A stack safety switch joined into the oil burner circuit provides a safety shut off on the burner in the event of flame failure. A steam pressure control cuts off the burner when the steam pressure in the boiler reaches a predetermined pressure. A steam safety valve provides protection in the event of excessive pressure in the boiler. A low water safety switch wired into the burner circuit provided protection if the water in the boiler receded to an unsafe level shutting down the boiler.

Inspection and Test

This device was inspected and tested at 861 Longwood Avenue, Bronx and found to operate as designed. Present at the inspection and test were Chief Engr. L. V. Huber and Lewis J. Palm representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Fulton Oil Fired Boiler Unit for use in New York City when installed and operated in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals and C26, Article 12 Administrative Building Code. Provided each burner bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 499-54-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

67-55-SM

APPLICANT—Picone Brothers Builders Supplies, Inc., owner.

SUBJECT—Application January 26, 1955—Picone Cinder Brick, approval of.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 67-55-SM

Subject: Picone Cinder Brick, approval of.

Wm. F. Fagan for Picone Brothers Builders Supplies, Inc., filed January 26, 1955 an application with the Board of Standards and Appeals for approval of the material known as Picone Cinder Brick under the provisions of the Masonry Rules of the Board.

Purpose

The material is a cinder brick to be used in masonry construction.

Description

The brick is manufactured of approved hi-early cement, cinders, sand-grit aggregate and water. The mix is twenty-seven cu. ft. of cinders, twenty-seven cu. ft. of sand-grit, five hundred lbs. of approved hi-early cement and seven gal-

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lons of water per sack of cement. After mixing, the bricks are formed on a Besser machine, steam cured and then air dried.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts, Committee on Test, process of manufacture was investigated and sample units were identified and marked.

The identified units were tested in accordance with the Masonry Rules of the Board and the results were as follows:

1. $2\frac{1}{4}" \times 3\frac{3}{4}" \times 8"$
Compressive Strength—4209 psi
Modulus of Rupture — 838 psi
Absorption — 3.62 lbs. per cu. ft.
2. $2\frac{3}{4}" \times 3\frac{3}{4}" \times 8"$
Compressive Strength—4196 psi
Modulus of Rupture — 935 psi
Absorption — 3.09 lbs. per cu. ft.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Picone Cinder Brick in sizes of $2\frac{1}{4}" \times 3\frac{3}{4}" \times 8"$ and $2\frac{3}{4}" \times 3\frac{3}{4}" \times 8"$ when manufactured at the applicant's plant of a mix as herein described, for use in New York City under the requirements of the Masonry Rules of the Board.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

197-55-SA

APPLICANT—Ingersoll Conditioned Air Division of Borg-Warner Corp., owner.

SUBJECT—Application March 7, 1955—Ingersoll Highboy Oil-fired Warm Air Furnaces, approval of.

APPEARANCES—

For Applicant: Stephen J. Dowling.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 197-55-SA

Subject: Ingersoll Highboy Oil Fired Warm Air Furnaces, approval of.

The Ingersoll Conditioned Air Division of Borg-Warner Corp., owner manufacturer filed Mar. 7, 1955 an application with the Board of Standards and Appeals for approval of the Ingersoll Highboy Oil Fired Warm Air Furnaces under the provisions of C19-57.0 Administrative Code and the Oil Burner Rules of the Board of Standards and Appeals.

Purpose

A Highboy Oil fired furnace for domestic and commercial heating.

Description

These furnaces are built with a 22 gauge casing and a 14 gauge heat exchanger having a 12 gauge head. The combus-

tion chamber is precast refractory shipped in position in the furnace. The fan and limit control is either a Crise FAL-10A or FAL-40. The primary oil burner controls are Mercoid or Minneapolis-Honeywell controls. All models are fired with approved burners. The burner is an assembly of approved parts suitable for use with each other for the services intended as approved and the burner is provided with suitable safeguards to prevent abnormal discharge of oil. The burner as assembled was tested for defects and proper functioning throughout its operating range, and was found to function properly as designed with no flarebacks or undue carbon deposit. With the oil cut off the controls functioned in 50 seconds, with a stack temperature of 485°. The CO² content of the flue gases was 10%.

Inspection and Test

The furnace was inspected and tested at 6908 38th Avenue, Woodside and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and Stephen Dowling representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Ingersoll Highboy Oil Fired Warm Air Furnace for use in New York City in domestic and commercial installation with fuel oil not heavier than #3 U. S. Dept. of Commerce standards when installed and operated in accordance with this report and the Oil Burner Rules of the Board of Standards and Appeals provided the furnace bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 197-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

288-55-SA

APPLICANT—Tokheim Corp., owner.

SUBJECT—Application April 6, 1955—Tokheim Gasoline Dispensing Pumps, Models 300 and 305 and National Gasoline Dispensing Pumps, Models 360 and 365, approval of.

APPEARANCES—

For Applicant: A. P. Lapsansky and John F. Dixon.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Cal. No. 288-55-SA

Subject: Tokheim Gasoline Dispensing Pumps—Models 300 and 305, also to be marketed as the National Gasoline Dispensing Pumps, Models 360 and 365, approval of.

The Tokheim Corp., owner-manufacturer, filed April 6, 1955 an application with the Board of Standards and Appeals for approval of the Tokheim Gasoline Dispensing Pump, Models 300 and 305 also marketed as the National Gasoline Dispensing Pumps, Models 360 and 365. The corporation's

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name has been changed from Tokheim Oil Tank and Pump Co. to Tokheim Corporation.

Purpose

Pumps for dispensing of gasoline to automobiles etc. with and without computing attachments.

Description

The above Models are similar in design and operation to previous Models heretofore approved by the Board under Cal. 68-49-SA, by resolution dated November 22, 1949, and under Cal. 557-50-SA, by resolution dated October 31, 1950. Tokheim Models 300 and 305 computer pumps are the same as the Tokheim Models 39-L-RA and 39-L-EZ computer pumps, which were approved by the Board under Cal. No. 652-49-SA, under date of November 22, 1949, printed in Bulletin No. 48, Volume 34, except for minor changes such as in the ornamentation on the pump housing, and size and shape of the register dial face and dial glass, etc. National Models 360 and 365 computer pumps are the same as the National Models 62 and 64 computer pumps, respectively, which were approved by the Board under Cal. No. 557-50-SA, under date of October 31, 1950, printed in Bulletin No. 45, Volume 35, except for minor changes such as in the ornamentation on the pump housing, and size and shape of the register dial face and dial glass, etc. These models, which are marketed under the trade name "National", are exactly the same as the Tokheim Models referred to above, except that the dome of the National pump is of different design in that it provides for advertising panels in same and the register dial faces will have the name "National" on same, rather than Tokheim. These pumps have been approved by the Underwriters Laboratories, Certificate Crude 60-034 File MH 1895.

Inspection and Test

Models of these pumps were inspected and tested at 155 E. 44th Street, NYC and found to operate as designed. Present at the test were Chief Engineer Leslie V. Huber of the Committee on Test and A. Lapsansky and John Dixon representing the applicant.

Recommendation

On the basis of the inspection and test and the data submitted by the applicant the Committee on Test recommends the approval of the Tokheim Gasoline Dispensing Pump, Models 300 and 305, also to be marketed as National Gasoline Dispensing pumps, Models 360 and 365 for use in New York City when installed and operated in accordance with this report and the requirements of C19-69.0 Administrative Code provided each pump bears a label permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 288-55-SA."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

448-40-SM

APPLICANT—H. H. Robertson Company, owner.
SUBJECT—Application for consideration—reopening as to test and report if required as to use of vermiculate plastic—re Robertson Keystone Beam Steel Floor and Robertson Cellular Steel Floor; previously approved.

APPEARANCES—

For Applicant: Fred J. Frei, Jr.

ACTION OF BOARD—Application reopened for report and for test, if required.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

153-44-SA

APPLICANT—The Quincy Stove Manufacturing Co., owner.

SUBJECT—Application for consideration—reopening as to additional models and for test and report—re Monogram Oil Fire Heaters (Circulating), Models E30, G30, H30, K30, L30, R30, 38A 130, 38B 130, 37C 130, 38B 240, 37C 240, 38B 340, 37C 340, E50, G50, H50, K50, L50, R50, S50, 38A 150, 38B 150, 37C 150, 38B 250, 37C 250, 38B 350 and 37C 350, previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

831-47-SA

APPLICANT—A. O. Smith Corporation, owner.

SUBJECT—Application for consideration—reopening as to report and test if required as to additional model and change in name of owner—re Neptune Red Seal Gasoline Dispensing Pump, Models L-1, L-1S, H-1 and H-1S; previously approved.

APPEARANCES—

For Applicant: Joseph R. Young.

ACTION OF BOARD—Application reopened for test, if required and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

371-53-SM—Vol. II

APPLICANT—W. L. Gates, for The Celotex Corp., owner.

SUBJECT—Application for consideration—reopening as to report as to amendment to size of panels—re Acousti-Line Heavy Duty Metal Suspension Ceiling; previously approved.

APPEARANCES—

For Applicant: Victor Jacobson.

ACTION OF BOARD—Application reopened for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

552-52-A

APPLICANT—Lama, Proskauer and Prober, for Mary Vicario, owner (Ram Machine Co., lessee).

SUBJECT—Application July 16, 1952—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—57-13 59th street, east side, 24.75 ft. north of 57th road, Block 2692, Lot 2, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

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THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 2, 1952 on Alt. Applic. 990/52, reads:

"1. Proposed extension of a business use in a frame structure is contrary to 4.1.3 of the B.C.

2. Proposed live load of 75 lbs. per sq. ft. on 2nd floor to be used for storage and a live load of 100 lbs. per sq. ft. on 1st floor to be used for manufacturing is contrary to 7.3.2.3 of the B. C."

and
WHEREAS, the applicant states that the building is 2 stories, 22 ft. in height, 25 ft. by 56 ft. 3 in. in area, of class 4 construction, erected prior to 1901, located on a lot 54.69 ft. front by 107.9 ft. in depth, in an unrestricted use, B and D area, class 1 and class 1½ height districts and used and occupied since 1951; cellar—storage of lumber and machine parts; 1st floor—machine shop, 4 persons; 2nd floor—storage of light machine parts; that no change in use or occupancy is now proposed; that the building is provided with one interior 3 ft. 6 in. wide wood stairs, enclosed in 4 in. studs, metal lath and plaster both sides, equipped with fireproof, self-closing doors; that a ladder and scuttle to roof will be provided; and

WHEREAS, violation No. 4339 was issued by the Borough Superintendent November 16, 1951 for altering the building without securing plans and permit and occupying the building as a machine shop without approval of the department; and

WHEREAS, the owner was convicted and fined in Municipal Term, Magistrate's Court May 13, 1952 on a charge of violation of the Administrative Code; and

WHEREAS, the applicant states that the premises are zoned for unrestricted use within 100 ft. of 59th street and the balance of the plot is in a residence use district; that the premises are developed with a cellar and two story building, of class 4 construction, altered under Alt. App. 578 of 1916 as a two family dwelling and no certificate of occupancy issued for this use; that inspection records of the department of housing and buildings reveal the use of the building as a one family dwelling with two stores on the 1st floor and two families on the 2nd floor and the building was classified as an old law tenement; that the building was again altered under Alt. App. 7899 of 1937 where the occupancy is stated as 3 families and two stories; that no certificate of occupancy was issued for this alteration; that the present 4 car garage was erected under Applic. 18717 of 1922 and Certificate of Occupancy #7029B was issued for a two car garage, and N.B. Applic. 3775 of 1924 was filed for a two car garage for which no certificate of occupancy was issued; that it is proposed to remove this garage; and

WHEREAS, the applicant states that the building is used for the storage of lumber and machine parts in the cellar, as a machine shop on the 1st floor and for storage of light machine parts on the 2nd floor; and

WHEREAS the applicant states that it is now proposed to enclose the present wood stairs leading from the 2nd to the 1st floor with fire retarded partitions consisting of wood studs, metal lath and ¾ in. portland cement plaster on both sides; that the stairs from the cellar to the 1st floor are to be enclosed with 4 in. cinder block equipped with fireproof, self-closing doors on top and bottom; that in addition the cellar ceiling will be covered with metal lath and cement plaster; and

WHEREAS, the applicant contends as to objection 1 issued by the Borough Superintendent that as the building has a legal use for business on the 1st floor and as the cellar and 2nd floor will be used only for storage, no new hazards will be created in the building; and

WHEREAS, the applicant contends as to objection 2 issued by the Borough Superintendent that the proposed live load of 75 lbs. per sq. ft. on the 2nd floor will never be exceeded as the floor is being used only for the storage of light machine parts and the present designed live load on the 1st floor of

100 lbs. per sq. ft. will never be exceeded as this floor is being used for machining of light parts; that in addition the 1st and 2nd floors will have a posted live load capacity for the existing designed loads; that such portable fire extinguishing apparatus as directed by the Fire Commissioner will be installed; and

WHEREAS, the applicant states that the building will be made to comply with the labor law as to exits; and

WHEREAS, this appeal was laid over January 18, 1955, date to be set when applicant completed plan and obtained a complete examination and obtained a decision from the Borough Superintendent; and

WHEREAS, the applicant has filed the following decision of the Borough Superintendent dated March 1, 1955, on Alt. App. 990/52:

"1. The proposed extension of a business in a frame structure is contrary to 4.1.3 B.C.

2. The proposed liveload of 75 lbs. per sq. ft. on second floor to be used for storage and a liveload of 100 lbs. per sq. ft. on 1st floor to be used for manufacturing is contrary to 7.3.2.3 of B.C.

3. Provide exits as per Sect. 270 Labor Law."

and

WHEREAS, the permits were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 990/52, Objections 1 and 2, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the existing use of the premises as described and as indicated on superseding revised plans marked, "Received, June 3, 1955" (5 sheets) *on condition* that such openings in the floor as may be necessary for the temporary hoisting of machinery shall be fitted with trap doors and guard railing; that such trap doors shall be equivalent to the flooring in the building; that the exits as shown shall be maintained, leading direct to street, and from the cellar as shown on such plans; that this variance shall continue only so long as the use now existing and not more than two occupants in the building are continued for the present machinery use, and for no other use; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; and *make a variation* in the requirements of the Labor Law, as to Objection 3, and that the appeal be and it hereby is *granted on condition* that the exits as shown on the plans cited above shall be maintained and the conditions of this resolution shall be met in all respects.

420-53-A—Vol. II

APPLICANT—Prowler and Sushan, for Pierre Allen, owner.

SUBJECT—Application for consideration—reopening as to substitute sprinklers in stair hall for fire escapes—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—387-389 Bedford Park boulevard, east side, 80 ft. south of Decatur avenue, 1st floor and cellar; Block 3280, Lot 5, Borough of The Bronx.

APPEARANCES—

For Applicant: H. M. Sushan.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Keating and Deputy Chief Connolly 3

Negative Commissioner Kleinert 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on July 27, 1954, on certain conditions; and

WHEREAS, the resolution was amended on March 29, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

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Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, by adding thereto:

"that in view of the impracticability of installing a fire-escape on the front of the building because of frame construction there may be substituted a sprinkler system throughout the hall of the building and extended to include a sprinkler head over the dry cleaning equipment and storage tanks (perchloroethylene), provided the primary means of exit and the existing fire escape on the rear of the building—from which free escape can be had to the street—shall be maintained; that the doors from the hallway to the apartments shall be changed so as to be approved for at least one hour or that all such existing doors shall be covered with metal; that such sprinkler system may be fed from the house supply of the building provided such supply is at least two inches in diameter; that the hose inlet may be omitted; that in all other respects the balance of the resolution shall be complied with, as passed on by the Borough Superintendent, under Alt. App. 233/53, objection dated February 21, 1955."

506-54-A

APPLICANT—William H. Fuhrer, for 32 White Street Corp., owner.

SUBJECT—Application June 17, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—225 Varet street, north side, 96 ft. west of White street, Block 3109, Lots 47 and 36, Borough of Brooklyn.

APPEARANCES—

For Applicant: William H. Fuhrer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated May 21, 1954, on Alt. App. 2862 of 1953 reads:

"1. The opening in the floors for the conveyor form a shaft and should be enclosed in one-hour partitions or assemblies as required by Sect. 10.5.1 of the Bldg. Code."

and

WHEREAS, the applicant states the building is 3 stories and basement 44 ft. 10 ins. in height, 27 ft. by 111 ft. in area at street level, 27 ft. by 100 ft. in area at typical floor level, of class 3 construction, erected 1954, located on a lot 27 ft. front by 111 ft. in depth, in an unrestricted use, A area, class 1½ height district, used and occupied since 1954: basement: ice cream hardening room, one person; 1st floor: milk and paper storage, 2 persons; 2nd floor: paper storage, one person; 3rd floor: paper storage, one person; no change in use or occupancy is proposed; the building is provided with one three foot wide interior steel stair with cement treads enclosed in six inch concrete block equipped with one-half hour fireproof self-closing steel doors, stairhall leads to roof bulkhead and direct street; and

WHEREAS, the applicant states that the basement story is used as an ice-cream hardening room at a temperature of minus 35°; that the first floor is fireproof; second and third floors and roof are class 3 frame construction with brick exterior walls; that Alt. App. 2862 of 1953 was approved including a conveyor installation and no enclosure for the conveyor was indicated nor was an enclosure requested when the plans were approved; that the conveyor used to convey packages of ice-cream cartons travels at a rate of 40 feet per minute, was installed and a violation placed against the job by the elevator inspector and subsequently an amendment filed for such conveyor which established the objection which is the subject of this appeal; and

WHEREAS, the applicant states that the packages of empty cartons are a maximum of three feet by three feet and are placed on the conveyor at the exterior of the building at Varet Street and removed at the desired floor and this operation is reversed when packages are required for the filling with ice-cream at the plant at which time the packages are lowered on the conveyor and placed on dollies and rolled through Varet and White Street and brought into the plant at the White Street truck entrance; and

WHEREAS, the applicant contends that to enclose the conveyor and provide the required doors would cause a hardship in the removal and deposit of the packages on the conveyor as the packages would be constantly passing the door openings and it would handicap the operator in the removal or replacement of the packages; that only one man is engaged in removing or sending out the packages in the affected area on the entire three floors and then only when such packages are received or required for use for a maximum of two hours daily; that only one man is engaged on the first floor to control the valves of the milk tank; that the man in the basement floor remains at work for 20 minutes and then must defrost for thirty minutes as the temperature of the hardening room is 35° below zero F.; and

WHEREAS, the applicant proposes to enclose the conveyor openings at the second and third floors with one-half inch thick 2 ft. deep transite baffle to act as a fire stop secured to the framing and well braced by angle iron at the corners and to install sprinkler heads with 160° blow-off over the floor openings at the first, second and third floors, such heads to be fed by a connection to the city water supply system; and

WHEREAS, the applicant further contends that as the plan was originally approved and the building erected and the conveyor installed in accordance with such approval, it would create an undue hardship if it were now necessary to enclose the conveyor in one and one-half hour material which would create a shaft and require structural changes as the shaft would have to be carried above the roof to conform with Sect. 10.5.1 of the Building Code; and

WHEREAS, the applicant states that the proposed sprinkler heads to be placed around the perimeter of the conveyor openings will be fed from a two-inch line connected to a two-inch city main located in White Street in the White Street Building which has a pressure of 65 lbs. per sq. in.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2862/53, objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the conveyor openings on the several floors shall be protected as proposed and shown on plans filed with this appeal, marked "Received May 19, 1955" (4 sheets), *on condition* that the sprinkler system for such conveyor as proposed fed from a 2-inch line directly from the city main shall be maintained; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

600-54-A

APPLICANT—Henry Nordheim, for O. W. Wuertz Realty Corp., owner (Royal Furniture Co., lessee).

SUBJECT—Application July 23, 1954—re Appeal from decisions re an order of the fire commissioner.

PREMISES AFFECTED—2936 3rd avenue and 481 East 152nd street, northeast corner, Block 2362, Lot 38, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative 0
Negative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

THE RESOLUTION—

WHEREAS, order No. 1269-4 issued by the Fire Commissioner February 26, 1954 and repeated in a decision of the Fire Commissioner dated June 22, 1954, and referred to in

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a decision of the Fire Commissioner dated July 16, 1954, reads:

"1. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply, arranged and equipped as per Ch. 26, Art. 16, Adm. Code (C19-161.0 Adm. Code)."

and

WHEREAS, the applicant states the building is 5 stories, 63 ft. in height, 25 ft. by 100 ft. in area, of class 3 construction, erected 1931, located on a lot 25 ft. by 100 ft. in area, in a business use, B area, class 1½ height district and used and occupied since 1931 as a furniture showroom; that the building is provided with one 3 ft. 9 in. wide iron and concrete stairs, brick enclosed, equipped with fireproof, self-closing doors and leading to roof bulkhead, but not to street, and one fire escape on the 152nd street front leading to street by ladder; and

WHEREAS, certificate of occupancy No. 757 was issued September 16, 1931 upon completion of work under N.B. Applic. 447-31 permitting the use of the building as a store and showroom; and

WHEREAS, the applicant contends that the Royal Furniture Company is the lessee and sole occupant of the building which is used from cellar to top floor as retail sales and showroom with an office on the mezzanine; that there is no manufacturing or repairing within the building; and

WHEREAS, the applicant contends that the 2nd, 3rd, 4th and 5th floors are only occupied by a human being when a salesman takes a customer in the elevator to either floor to show stock other than is carried on the 1st floor or in the cellar; that the elevator shaft is of masonry construction equipped with fireproof doors and extends from cellar to 5th floor; that the stairway is entirely enclosed in masonry walls with self-closing doors at each floor; that on each floor there is a fire extinguisher; that there are no openings on any floor except the show windows on the street floor; that the boiler room is enclosed in masonry walls equipped with self-closing fireproof door; that there is a fire escape on the 152nd street wall affording a second means of exit for the office employees on the mezzanine floor; that this fire escape is equipped with a counterbalanced stairway to street; that while the upper floors have no windows there is a system of ventilation serving each floor and an air conditioning system for the cellar and 1st floor; that the building is well posted with "no smoking" signs; that it would be a hardship to require a sprinkler system in this building as there is so little use made of the upper floors; and

WHEREAS, an examination of fire department folder No. 3A2936-01 indicates the following:

As a result of special order No. 67 issued by the Fire Commissioner April 15, 1947 relating to the inspection of basements of department stores, 5 and 10 cents stores, etc., the company commander of engine company No. 73 on May 12, 1947 recommended that an automatic sprinkler system be installed in the basement due to hazardous occupancy and the fact that the public was admitted thereto, and called special attention to the fact that there were no windows or other openings in the exterior walls above the 1st floor of this building; as a result of this report order No. 42630LF was issued June 2, 1947 requiring a one-source wet automatic sprinkler system in the basement; this order was rescinded on recommendation of the Board of Fire Extinguishing Appliances made October 14, 1947;

On January 8, 1954 the lieutenant of engine company 73 acting under special order No. 67 dated April 15, 1947 recommended the installation of an automatic sprinkler system throughout the building because of hazardous occupancy and the fact that the public is admitted, and contained a special note that there were no windows or other openings in the exterior walls above the 1st story of this building; this recommendation was the subject of a special report written February 8, 1954 by George F. Sklenarik, Assistant Chemical Engineer, recommending that an automatic wet sprinkler system be installed on all floors above the first and in the basement, and as a result order No. 1269-4 was issued February 26, 1954; this is the order which is the subject

of this appeal; by letter dated March 17, 1954 the lessee of the building made application to the fire department for rescindment of the order and called attention to the rescindment of the prior order in 1947. In reply to this request the fire department under date of March 25, 1954 issued the following decision, which has not been made the subject of this appeal by the applicant:

"This will acknowledge receipt of your communication under date of March 17, 1954. We also wish to inform you that you are in error in stating that a similar order issued on June 2, 1947 was considered by the Board of Fire Extinguishing Appliances and was rescinded. That order concerned a sprinkler system in the cellar only.

The present order to install an approved wet automatic sprinkler system throughout the building, etc. was predicated principally upon the fact that there are no windows or other openings in the exterior walls, which would make it very difficult for this department to extinguish a fire if one occurred on any of the upper floors. The matter was very thoroughly considered before the issuance of the order; hence your request for its rescindment is hereby denied.

Should you see fit to do so, an appeal from the decision herein expressed and from the order may be made to the Board of Standards and Appeals, H. H. Murdock, Chairman, Room 1000, Municipal Building, within thirty (30) days from date, on forms obtainable from the said board by personal application."

Under date of May 15, 1954 the applicant in this appeal addressed the following communication to the fire department:

"The Royal Furniture Company have retained me to look into the matter of your order to install a sprinkler system in their building at 2396—3rd Ave., Bronx.

From the following facts I believe that the order should be cancelled.

This building was erected under a Department of Housing & Buildings permit and a certificate issued which states that the premises conforms to all laws and orders.

This certificate also states that the Fire Commissioner has certified the building as conforming to Section 646F of the New York Charter to the Borough Superintendent.

On June 2nd, 1947 your Department issued a like order and on review such order was rescinded.

So it appears from the above, the Fire Commissioner's approval on the certificate of occupancy and the cancellation of a like order being cancelled in October 1947 with the same occupancy now as then there is no valid reason for imposing the order now for a sprinkler system. I respectfully request that it be cancelled."

Under date of May 25, 1954 the following decision was issued by the fire department:

"This will reply to your letter of May 15th concerning Order #1269-4.

Your request for rescindment of this order is denied.

The requirement for the sprinkler system was set forth in our letter of March 25, 1954 to the Royal Furniture Company. This letter also advises the occupant of its right to appeal before the Board of Standards and Appeals."

This decision has not been made subject to this appeal by the applicant; and

WHEREAS, the premises was inspected by a committee of the Board, which noted the occupancy and type of merchandise dealt in, and the committee found that one of the things that make it undesirable to grant this appeal is the fact the building is on a corner and the front wall for several stories is blocked up on both street fronts so as to make fire-fighting through windows impossible; and the committee recommended that the appeal should not be granted.

Resolved, that the decision of the Fire Commissioner, acting on Order #1269-4, Objection 1, be and it hereby is affirmed and that the appeal be and it hereby is denied.

MINUTES

658-54-A

APPLICANT—William A. Lacerenza, for 212 25th Street Corp., owner (Joseph H. Meyer Brothers, lessee).

SUBJECT—Application September 1, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—204-208 25th street, south side, 75 ft. east of 4th avenue, Block 655, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: William A. Lacerenza and Edward Kampa.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, Order #6563-4 issued by the Fire Commissioner August 6, 1954, reads:

"2. Provide that all dip tanks shall be equipped with hinged metal covers held open by a fusible link. Such covers shall be equipped with an opening to permit the automatic flooding of the tank with fire extinguishing media of a type and so located as the Fire Commissioner shall direct. Rule 4.1.1 Spray Rules."

and

WHEREAS, the applicant states the building is one story and cellar, 19 ft. 4½ in. in height, 40 ft. front by 154 ft. 10½ in. in area, of Class 1 construction, erected in 1954 on a lot 64 ft. and 69 ft. front by 154 ft. 10½ in. and 151 ft. in depth in a business use, B area, Class 1½ height district; proposed to be used and occupied: Cellar—storage, 2 persons; 1st floor—manufacturing of simulated pearls, 52 persons. The building is provided with a two-source sprinkler system throughout, two interior 3 ft. 8 in. wide steel stairs, enclosed in masonry partitions, equipped with fireproof, self-closing doors; stairhall leads direct to street and is provided with a ladder and scuttle to roof; and

WHEREAS, the applicant states the use of proposed building will be as follows: Cellar—storage and storage of 300 gallons of nitrocellulose lacquer, 2 persons; 1st floor—manufacturing simulated pearls and storage of 30 gallons of nitro cellulose lacquer, 52 persons; that the building is fully sprinklered by a two-source system; and

WHEREAS, the applicant contends that it is proposed to omit the hinged metal covers over the dip tanks and to provide tight-fitting metal covers without hinges and fusible links and install any type of automatic fire extinguishing system for these tanks as the Fire Commissioner may require; and

WHEREAS, the applicant contends that all tanks will be fitted with tight fitting metal covers when not in use and that not all tanks are in use at the same time; that the cementing, dipping and drying will be done in a space separated from the balance of the building, provided with mechanical exhaust to remove all vapors; that the storage of lacquers is in a fireproof extension separated from the dipping room by a 3-hour construction; that for the dipping, cementing and drying of the pearls on the first floor the equipment will consist of two small tanks 24 in. by 24 in. by one inch deep, containing two gallons each of cellulose acetate cement for cementing; three tables each with three tanks 21 in. x 24" x 4" deep containing 3½ gallons each for the dipping of pearls; these tanks contain nitro cellulose pearl lacquer solution; the dip tanks will not be in operation all at one time and when not in operation, will be fitted with tight metal covers; that the pearls will be dipped into the tanks on a horizontal rack which is raised and lowered by gears and chains, operated by explosion proof motors and if hinged metal covers held open by fusible links are to be installed, it will be impossible to operate these racks properly; that the building is under lease to Meyer Bros. who now operate a similar use in a fireproof 4-story building adjoining at 220—25th street; where they have been in operation for the past 33 years without any fire or explosion; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner, acting on Order #6563-4, Objection 2, be and it hereby is modified and that the appeal be and it hereby is granted on condition that in lieu of the hinged metal covers on the tanks there shall be a ventilating system installed and maintained throughout the building, as indicated on plans filed with this appeal, marked "Received September 1, 1954", (3 sheets), as amended by revised plan marked "Received June 6, 1955", (1 sheet), on condition that in all other respects the storage of liquids and the operation shall be maintained to the satisfaction of the Fire Commissioner; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable to the building and its occupancy.

798-54-A

APPLICANT—Kitzler and Nurick, for Cohn Brothers Furniture Corp., owner.

SUBJECT—Application October 20, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4701 5th avenue and 506-512 47th street, southeast corner, Block 766, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: S. H. Kitzler.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 22, 1954 on Alt. App. 2288/54 reads:

"1. Provide the enclosed stairways from cellar leading direct to street as per sect. 6.1.2.2.3 B.C.

2. Liveload for 2nd fl. to be 75 lbs. per sq. ft. as per Sect. 7.3.2.3 B.C."

and

WHEREAS, the applicant states the building is 2 stories, 24 ft. 10 in. in height, 25 ft. 2 in. front by 80 ft. in depth, of Class 3 construction, erected in 1915 in a business use, C area, Class 1¼ height district, on a lot 25 ft. 2 in. front by 100 ft. in depth, used and occupied since 1946: Cellar—furniture store, 0 persons; 1st and 2nd floors, furniture store, 3 persons on the 1st floor; for which no certificate of occupancy has been issued. The building is provided with one interior 3 ft. 2 in. wide wood stairs, unenclosed and one fire escape extending to street by ladder; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, the applicant states the building was erected in 1915 for store on the 1st floor and offices on 2nd floor; that in 1921 the store was approved for use for the sale of household furniture; that in 1946 the present owner purchased the building and at that time the cellar, store and 2nd floor were used for the display and sale of household furniture; that the present owner made no alterations to any part of the building except installation of a new store front on 5th avenue and the covering on both street facades of the building with new "Brickface" veneer; that the contractor filed required applications for approval and a permit and was advised the applications were disapproved as the occupancy did not agree with department records; and

WHEREAS, the applicant states it is now proposed to make alterations to legalize the use and occupancy of the building; that it is proposed to use the cellar and both floors for display and sale of household furniture with not more than three employees occupying the premises; that the customers are not included in the number of occupants proposed; and

MINUTES

WHEREAS, the applicant contends as to Objection 1, that existing exit facilities from the cellar be accepted as adequate; that the number of persons that could be accommodated in the event of emergency figured in accordance with Sec. 6.4.1.1 para. 2 is 28, on the basis of one person for each 20 in. of stair width and $1\frac{1}{2}$ risers and one person for each $2\frac{3}{4}$ sq. ft. of floor on landings and platforms; that the Building Code permits such computation if the stair is 44" wide; that the stair in question is actually 40 in. wide; that the business is not large and there are seldom more than a few customers in the premises at one time; that the existing open wood stair from cellar to 1st floor and from 1st floor to 2nd will be completely enclosed with 1-hour fire-retarded stud partitions and all doors to same will be made one-hour fireproof, self-closing; that it is also proposed to install a new 3 ft. wide stair and bulkhead to roof to supplement the existing iron ladder and scuttle; it is proposed to replace the existing wood stair from 1st to 2nd floor with new iron stair with cement treads; that the existing cellar stair is 3'4" wide and the 1st floor stair is 3'2" wide; that the new wood stair to roof will be 3' wide; that from the cellar there are two sidewalk areas with concrete steps 3 ft. wide; that the iron sidewalk doors will not be locked during business hours; that on the 2nd floor is a 3 ft. exit door leading to a regulation fire escape balcony provided with sliding drop ladder; that all exits on each floor and in cellar will be provided with proper exit lights and signs; and

WHEREAS, the applicant contends as to Objection 2, that the existing liveload capacity be accepted; that the existing 2nd floor beams are 3" x 9" long leaf yellow pine, 12" on centers which could sustain 60 lbs. per sq. ft. liveload under the old Building Code; that under the existing Code the allowable liveload is 51 lbs. per sq. ft.; that the floor is not loaded to a greater extent than a floor in a residence building because the same articles found in a home are on this floor and consist of living room, dining room and bedroom sets and the usual accessories such as lamps, tables, radios, etc.; that all articles on display are arranged so that most is stocked against the two long outer walls of the building with aisle space in between; that no articles are placed one over the other or in tiers and only one of each article rests directly on the floor and it is therefore requested that the existing liveload capacity of the 2nd floor be approved as satisfactory; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 2288/44, Objections 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the exits from the cellar shall be as proposed and as indicated on plans filed with this appeal marked "Received October 20, 1954", (4 sheets); that the door covers at sidewalk openings shall be equipped with easy opening devices; that the main stair shall be enclosed as proposed on such plans; that the loading of 50 lbs. per superficial foot may be permitted for the second floor, *on condition* that such loading shall be posted and the second floor shall be used only for light furniture display, at no time exceeding such loading; that such loading shall be posted; that the building shall not be increased in height or area and in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that such fire-fighting equipment shall be maintained as the Fire Commissioner shall direct.

986-54-A

APPLICANT—Robert Gottlieb, for E. Devlin, Inc., owner.
SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—454-484 East 148th street and 505-511 Brook avenue, southwest corner, Block 2292, Lot 37, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1954, on Alt. App. 1038/54, reads:

"1. The 6-story bldg. erected before Oct. 1, 1913 and used as a factory should be provided with an additional interior enclosed stairway from every floor to conform with Sect. 271 of the Labor Law."

and

WHEREAS, the applicant states the building is 7 stories in height, 100 ft. front by 48 ft. in depth, of Class 3 construction, erected prior to 1900 on a lot 215 ft. front by 100 ft. in depth, in an unrestricted use, B area, Class $1\frac{1}{2}$ height district; used and occupied since 1900: Cellar—manufacturing and storage of coffins, 8 persons; 1st floor—manufacturing, cutting and shipping, 15 persons; 2nd, 3rd and 4th floors—manufacturing (sewing) 52 persons on the 2nd, 65 on the 3rd and 37 on the 4th floor; 5th floor—machine shop and assembly, 70 persons; 6th floor—printing, 15 persons. No change in use or occupancy is now proposed. The building is equipped with a two-source sprinkler system throughout and an approved interior fire alarm system and regular monthly fire drills are maintained. There is one interior 3 ft. wide wood stairs, enclosed in partitions of metal lath and plaster, equipped with fireproof, self-closing doors, and extending from roof bulkhead direct to street, and one fire escape on the front, extending to street by 45 deg. ladder, window and door openings on course of fire escape are fireproof, self-closing; and

WHEREAS, the applicant states the premises are now improved on the corner portion with a five-story masonry factory about 60 by 115 ft. in area and on the west portion by a 6-story masonry factory, 100 ft. front by 48 feet deep; that the buildings are independent except for the cellar and are adequately separated by double 3-hour, Class A fire doors at cellar and all floors and at elevator openings; that each wing has its own separate means of egress and a common labor law fire escape; that the buildings are protected by a 100% sprinkler system connected to a central station and have required fire alarm systems and drills; that they both have been legally occupied as factories since their erection prior to 1900; that the posted liveload is 150 lbs. and the floor construction is modified mill type, consisting of iron cross girders and timber purlins; and

WHEREAS, the applicant contends that as the west wing is 6 stories in height a violation was placed for failing to provide an enclosed interior stairs as the secondary means of egress in compliance with Section 271 of the Labor Law; that this wing now contains one stairhall with 3 ft. wide wood stairs leading to street and roof, completely enclosed with stud partitions fire-retarded on both sides with portland cement mortar on metal lath and equipped with fireproof, self-closing doors; that the sprinkler system also protects the stairhall; that the second means of egress is a 4 ft. wide Labor Law fire escape erected in 1947 at great expense in compliance with the law then in force; that all window and roof openings on course of fire escape are fireproof, glazed with wire glass; that none of the floors are occupied by more persons than the capacity of the legal stairs; and

WHEREAS, the applicant further contends that in view of the fact the entire building is occupied by non-hazardous uses, is equipped with a 100% sprinkler system and the 45 degree modern fire escape and is only one story in excess of the five now permitted to be served by a fire escape, a variance is requested to accept the present means of egress; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

MINUTES

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 1038/54, Objection No. 1, and that the appeal be and it hereby is *granted, on condition* that the section of the 6 story building affected by this decision may be continued for factory work, complying with the requirements of the Labor Law in all other respects, as shown on plans filed with this appeal, marked "Received December 22, 1954 (5 sheets) and "April 11, 1955", (6 sheets), *on condition* that the existing means of exit consisting of an enclosed stairway leading direct to the street and a fire escape used in conjunction with the adjoining section of the building shall be maintained in good condition; that the sprinkler system and the fire alarm system and fire drills shall be maintained to the satisfaction of the Fire Commissioner and in all other respects the requirements of the Labor Law and all other laws, rules and regulations applicable to the building and its occupancy shall be complied with.

107-55-A

APPLICANT—James E. Casale, for Arnold Bernhard Co., Inc., owner.

SUBJECT—Application February 11, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—5 East 44th street, north side, 167 ft. east of 5th avenue, 6th floor, Block 1279, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: James E. Casale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 4, 1955, on Alt. App. 40 of 55 reads:

"1. Proposal to build up the 6th floor, of subject non fireproof bldg. and to extend the office into the entire 6th floor is contrary to 4.2.1. B.C.

"Note: Bldg. now exceeds the tabular height limits."

and

WHEREAS, the applicant states the building is 5 stories, and penthouse 59 ft. 8 in. in height, 27 ft. by 96 ft. 9 in. in area at street level, 27 ft. by 85 ft. 5 in. in area at typical floor level, of class 3 construction erected prior to 1917, located on a lot 27 ft. front by 100 ft. 5 in. in depth, in a restricted retail use, B area, Class 1½ height district, used and occupied since 1922, cellar—mailroom and storage, six persons; 1st floor—stores, 3 persons; 2nd to 5th floors—offices; 6th floor—superintendent's apartment, for which Certificate of Occupancy # 4351 was issued February 6, 1922 upon completion of work under Alt. App. 682 of 1921; the building is now proposed to be altered to six stories, 69 ft. 8 in. in height, and used and occupied as follows: Cellar—mailroom, storage, six persons; 1st floor—retail store, 3 persons; 2nd to 5th floors—offices, 18 persons on the second, 18 persons on the third, 12 persons on the 4th and 12 persons on the fifth; sixth floor—superintendent's apartment and board room, 12 persons; the building is provided with one 3 ft. 8 in. wide interior stairs constructed of steel risers and cement treads enclosed in 8 in. brick equipped with ¾-hour fireproof self-closing doors and leading from roof bulkhead direct to street; and

WHEREAS, the applicant states the building was erected prior to 1917 as a private residence, and so occupied until altered in 1921 at which time the building was extended to the front building line and a new steel stairway and brick enclosure was erected from street floor to roof and new toilets installed and the penthouse was added on the roof; the building is now used by the owners, a firm of investment

advisers, except for the first floor, which is used by a retail haberdashery store; the penthouse contains the owner's apartment; that the use of the building will remain the same except that the new extension on the sixth floor will be occupied by ten persons on occasions when Board meetings are held; that the building will be heated by steam from an adjacent building; that the roof of the new brick extension will be constructed of concrete planks on steel framing and all new interior partitions within the sixth floor extension will be constructed of metal studs, wire lath and plaster; that it is proposed to extend the stairway to the new proposed extension roof through a new bulkhead constructed of six inch load bearing cinder blocks plastered on the inside and stuccoed on the exterior; that the roof of the bulkhead will be constructed of concrete planks; and

WHEREAS, the applicant contends that inasmuch as the materials to be used for the proposed new construction will be incombustible it is felt that the new extension will be beneficial rather than detrimental; that the present un-occupied roof area is constructed of wood joists and built up roofing surface so that whatever hazards are inherent in a five story and penthouse office building with a frame roof will be decreased by the proposed addition.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 40/55, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, as to Objection 1, to permit the extension of the existing 6th story, as proposed and shown on plans filed with this appeal, marked "Received February 11, 1955", (6 sheets) showing existing conditions and (7 sheets) showing proposed conditions, and "May 2, 1955" (1 sheet), *on condition* that the building shall not be further increased in height or area and shall be maintained as proposed for such use as stated and for none other; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

149-55-A

APPLICANT—Robert Gottlieb, for New Side Realty Corp., owner.

SUBJECT—Application February 23, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1347-1349 Boston road, north side, 288.06 ft. west of Jefferson place, Block 2934, Lot 52, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 21, 1955, on Alt. App. 84/55, reads:

"1. Provide 2 enclosed exits from cellar to street and from 2nd floor to street as per Sect. 270 of the Labor Law.

2. The cellar stair enclosure (vertical opening) must be constructed of fireproof materials and properly ventilated as per Sect. 270 of the Labor Law.

3. All required stairways must be at least 44" wide and be constructed of incombustible materials as per Sect. 270 of the Labor Law.

4. Exits from 1st floor must be remote from each other as per Sect. 270 of the Labor Law."

and

WHEREAS, the applicant states the building is 2 stories, 24 feet in height, 50.43 ft. by 68 ft. in area, of Class 3 construction, erected in 1925 on a lot 50.43 ft. by 70 ft. in area in a business use, B area, Class 1½ height district; used and occupied since January 1955 as follows: Cellar—storage, 0 per-

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sons; 1st floor—store and office, 2 persons; mezzanine, storage of plumbing supplies, 0 persons; 2nd floor—storage of plumbing supplies, 3 persons, for which certificate of occupancy was issued September 25, 1947, upon completion of work under Alt. App. 122/47. The building is now proposed to be used and occupied as follows: cellar—storage and boiler room, 0 persons; 1st floor—store and office, 2 persons; mezzanine—storage of plumbers supplies, 0 persons; 2nd floor—factory (sewing), 35 persons. The building is provided with one 4 ft. 6 in. wide interior wood stairs, enclosed with metal lath and plaster, equipped with fireproof, self-closing doors leading direct to street and provided with ladder and scuttle to roof and one fire escape on the front, extending to street by stairs; window and door openings on course thereof are fireproof, self-closing; and

WHEREAS, the applicant states the building is provided with one 4 ft. 6 in. wide wood stair with cement treads enclosed in fire-retarded partitions as a primary egress and a 45° fire escape at front of 2nd floor as a secondary means of egress; that access to fire escape is through a fireproof door; that it is now proposed to lease the entire 2nd floor for sewing of dresses with a maximum occupancy of 35; that the number of persons proposed is less than can be legally accommodated on the stair and stairhall; and

WHEREAS, the applicant contends that as the number of occupants on the 2nd floor is low and the 1st floor is occupied by a non-hazardous use, a variance is requested and the acceptance of the present two means of egress as in substantial compliance with requirements of Sec. 270 of the Labor Law.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. App. 84/55, Objections Nos. 1, 2, 3 and 4, and that the appeal be and it hereby is granted, on condition that the building shall not be increased in height or area; that the factory work shall be limited to the second floor; that the stated load of 120 lbs. per sq. ft. shall be posted; that the exits shall consist of the 4 ft. 6 in. wide enclosed stair, as shown on plans marked "Received February 23, 1955", (4 sheets) leading directly to the street and a fire escape at the 2nd floor sill level with counterbalanced stair to the street; that the first floor shall be used only as proposed for storage of plumbing supplies and office, and the cellar used for storage only; and that the exits shall be as shown on plans above cited.

222-55-A

APPLICANT—James H. Walsh, for Fire Department, City of New York, owner.

SUBJECT—Application March 23, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—213 East 25th street, north side, 300 ft. west of 2nd avenue, Block 906, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: James H. Walsh.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated February 28, 1955, redented, March 16, 1955, on BN (FP) App. 472 of 1955, reads:

"1. Installation of gasoline storage tank outside of building line is contrary to C19-69.0 & C19-59.0. M3". and

WHEREAS, the applicant states the building is 3 stories, 45 ft. in height, 25 ft. by 89 ft. in area, of class 3 construction, erected 1851, located on a lot 25 ft. front by 98 ft. 9 in. in depth, in a business use, C area 1½ height dis-

trict, used and occupied since 1951, cellar: heating appliance, coal and equipment, no persons; 1st floor: apparatus and recreation room; 2nd floor: office and dormitory; 3rd floor: locker room, total occupancy: six persons throughout the building; and

WHEREAS, the applicant contends that the reason for the installation of a new 275 gallon tank in the location as shown on plans filed with this appeal is that the present tank is located under the cellar boiler room floor and was ordered tested by the Bureau of Combustibles for 30 lbs. as required for a new system and as a result of the test the existing tank and piping was caused to be ruptured and become defective; that it is proposed to seal the present tank and fill it and cap all piping connected therewith; that the new tank will be located in the area way as shown on plans and will provide a safe distance outside the boiler room to reduce the fire hazard; that the present gasoline dispensing pump will be replaced with a new type gasoline dispensing pump as approved by the Board; that all the present piping, fill suction vents and gauge lines will be replaced with new pipe properly secured and encased in concrete as required by the code and as shown on plan filed with this appeal; that the present opening in the front of the cellar wall on the west side will be bricked-up and the opening on the east side of the same wall will be used for the removal of ashes but will be provided with a six inch high concrete sill to prevent leakage of gasoline into the boiler room.

Resolved, that the decision of the Borough Superintendent, acting on B.N. (FP) App. 472/55, Objection 1, be and it hereby is modified and that the appeal be and it hereby is granted, to permit the installation of a 275 gallon specially constructed tank, located as proposed and shown on plans filed with this appeal, marked "Received March 23, 1955" (1 sheet), on condition that the openings in the wall shall be bricked up or have a 6 in. concrete curb as shown thereon; that the connections between this tank and the pump on the floor above shall be maintained with protected concrete casing to the satisfaction of the Fire Commissioner; that a new approved type gasoline dispensing pump shall be installed; that the existing tank shall be removed or sealed; and that in all other respects the gasoline installation shall comply with all requirements therefor.

862-41-A—Vol. IV

APPLICANT—Leonard F. Rothkrug, for Sophia D. & Josephine C. Robb d/b/a The Hearthside, owners.

SUBJECT—Application for consideration—reopening as Vol. IV as to extension of building and use—re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—168-08 Northern boulevard, southeast corner of 168th street, Block 5399, Lot 5, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. IV, subject to the regular procedure, to consider extension of building and use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4
Negative 0

724-51-A—Vol. III

APPLICANT—Pennsylvania Nursing Home, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III as to extension and rearrangement—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—452 Pennsylvania avenue, southwest corner of 658 Dumont avenue, Block 3805, Lot 26, Borough of Brooklyn.

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APPEARANCES—

For Applicant: Jay R. Kuhne.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

140-52-A—Vol. II

APPLICANT—M. Martin Elkind, for Geriatric Properties Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension and alteration—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—35-15 Parsons boulevard, east side, 100.11 ft. south of 35th avenue, Block 5003, Lot 6, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Milton Petrides.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: E. Augustus Acker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 2 P. M., for inspection and decision without further argument; hearing closed.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Alexander Zamschnick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 2 P. M., for inspection and decision; hearing closed.

963-54-A

APPLICANT—Robert Gottlieb, for Meprin Realty Corp., owner.

SUBJECT—Application December 15, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—369 3rd avenue, east side, 49 ft 4½ in. south of East 27th street, Block 907, Lot 57, Borough of Manhattan.

APPEARANCES—

For Applicant: Robert Gottlieb.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over date to be set; premises have been inspected; applicant to report to the Board when poor housekeeping conditions have been corrected for further inspection.

32-26-BZ—Vol. II

APPLICANT—Reginald S. Hardy, for Landbuyers Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7i of the zoning resolution, permitting in a business use district, the reconstruction of accessory building on existing gasoline service station (previously granted by the Board) to include motor vehicle repairs, auto laundry, lubritorium, and office.

PREMISES AFFECTED—4919-4935 Kings Highway and 1550-1562 Utica avenue, northwest corner, Block 7733, Lot 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: R. S. Hardy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on February 25, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 9, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 3696/52)

413-39-BZ—Vol. III

APPLICANT—Gulf Oil Corporation, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c, 7i and 7h of the zoning resolution, permitting in a residence and business use district, the reconstruction of existing gasoline service station, part of which is to be discontinued and extension of existing uses to include motor vehicles waiting to be serviced.

PREMISES AFFECTED—9-33 Ocean avenue, east side, 100 ft. west of Flatbush avenue, Block 5024, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 7, 1953, on certain conditions; and

WHEREAS, the resolution was amended and working drawing submitted as being in substantial compliance with the

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Board's requirements, were approved on November 10, 1953; and

WHEREAS, the resolution was amended on December 22, 1953 and October 5, 1954; and

WHEREAS, time to obtain permits and complete the work was extended on October 5, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (N.B. App. 293/51.)

327-51-BZ

APPLICANT—O'Dwyer and Bernstien, for Larrybettee Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2798-2826 East 29th street, west side, 79 ft. 6 7/8 in. north of Emmons avenue, Block 7501, Lot 49, Borough of Brooklyn.

APPEARANCES—

For Applicant: Howard N. Meyer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 10, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 22, 1952; and

WHEREAS, the term of variance was extended on June 16, 1953; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 10, 1951, as thereafter *amended* by resolution adopted through June 16, 1953 only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. 1336/51)

202-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Robert Sutherland, owner.

SUBJECT—Application for consideration—reopening and amendment as to change in arrangement—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7A and 7h of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a kiddie park

(amusement rides) and arcade buildings, with show windows nearer the residence use district than is permitted and permitting the parking of patron's cars (no fee charged), (previously granted by the Board, the erection and maintenance of a restaurant with signs on face of building never built).

PREMISES AFFECTED—3201-3213 Emmons avenue and 2844-2856 Brigham street, northwest corner, Block 7509, Lots 125 and 129, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened by the Board as Vol. II on January 19, 1954 and withdrawn on June 15, 1954; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 13, 1953, by adding thereto:

"that two additional kiddy rides and the omission of the arcade building may be permitted, as passed on by the Borough Superintendent under N.B. App. 1333/53, objection dated May 27, 1955, objection No. 1 and as shown on revised plans marked, "Received, May 18, 1955" (one sheet) *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 1333/53)

875-52-BZ

APPLICANT—Esso Standard Oil Company, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the extension in use and area of existing gasoline service station to include lubricatorium, car washing (not automatic), motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of more than five motor vehicles on unbuilt portion of plot.

PREMISES AFFECTED—77-17 Queens boulevard, north side, 160 ft. west of Albion street, Block 1536, Lot 108, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 26, 1953, on certain conditions; and

WHEREAS, the resolution was amended and time to complete the work were extended on June 15, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

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"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 2360/52)

904-52-BZ

APPLICANT—Joseph B. Lynch for Gulf Oil Corp., owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7A of the zoning resolution, permitting in a retail use district the reconstruction and extension of existing gasoline service station to include gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot, with a curb cut more than the permitted distance from the intersection.

PREMISES AFFECTED—189-11 Linden boulevard and 116-65 to 116-71 Farmers boulevard, northeast corner, Block 11059, Lot 1, St. Albans, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 16, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on November 10, 1953; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1953 only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution; and that the five foot six inch wall required by the resolution may be reduced to a height of four feet six inches within a distance of ten feet from the building lines of Farmers Boulevard and Linden Boulevard." (N.B. 5876/52)

353-53-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, new owner; former owner U. K. Realty Corporation.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in the business use district portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, auto laundry (non-automatic) lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—2397-2411 Flatbush avenue and 4301-4305 Avenue T, northeast corner, Block 8529, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1954, on certain conditions; and

WHEREAS, time to submit working drawings as being in substantial compliance with the Board's resolution was extended on June 8, 1954; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's resolution, were approved on July 27, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1954, as *amended* by resolution adopted on July 27, 1954, as to approving working drawings and to *amend* further as follows:

"to permit the number of approved gasoline storage tanks so as not to exceed ten 550 gallon approved tanks; to permit two curb cuts each thirty-five feet in width to Flatbush Avenue in place of three thirty foot curb cuts approved; to permit an approved type of suspended furnace for heating purposes, fed by fuel from an approved 550 gallon fuel oil tank; to change the front of the accessory building so as to change the dimensions of the accessory building to read: 61 feet 10½ inches front and 26 feet 10½ inches depth in place of 57 feet by 30 feet; and that the brick in the accessory building shall be a light color face brick as now shown on revised plans marked, "Received, May 17, 1955" (4 sheets) *on condition* that in all other respects the requirements of the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 281/53)

25-54-BZ

APPLICANT—Theodore S. Nilsen, for Lillian Fried, owner. (Herman Ott, lessee).

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the addition of a motor vehicle repair shop **on first floor** to existing storage garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—327-329 East 84th street, north side, 300 ft. west of 1st avenue, Block 1547, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: Theodore S. Nilsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 3, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 3, 1954

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only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 672/52)

190-54-BZ

APPLICANT—Henry Nordheim, for Felix and Sadie Itkin and 415 Sound View Avenue, Inc., owners.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7a, 7c and 21 of the zoning resolution, permitting in a residence use D area district, the extension to existing laundry, using more than the area permitted and without the required rear yard.

PREMISES AFFECTED—415-421 Sound View avenue, west side, 10.91 ft. north of Underhill avenue and 416 Leland avenue, Block 3498, Lots 30, 31 and 32, Borough of the Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 13, 1954, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 15, 1955; and

WHEREAS, the resolution was amended on February 15, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 13, 1954, and as *amended* by resolution adopted February 15, 1955, in the following respects:

"that the proposed office partition may be omitted; that the women's rest room may be arranged at the rear; that the truck entrance may be arranged at the northerly part of the Soundview Avenue wall; that small windows may be placed in the balance of such wall; and that the existing means of entrance from Leland Avenue may be continued; all as shown on revised plans marked, "Received, May 26, 1955" (one sheet) and as passed on by the Borough Superintendent under Alt. App. 80/54, Objection No. 8, disapproved May 9, 1955."

717-54-BZ

APPLICANT—Kitzler and Nurick, for Paul E. Waehner, owner.

SUBJECT—Application for consideration—reopening as to amendment as to sign posts and curb cuts—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a business use district, the proposed extension in area and reconstruction of existing gasoline service station to include gasoline service station, auto laundry (non-automatic), lubritorium, motor vehicle repairs and office and permitting the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1725-1739 Stillwell avenue, east side, 205 ft. south of Quentin road, Block 6643, Lots 73, 75, 77 and 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

ACTION OF BOARD—Application reopened and resolution amended.

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1955, on certain conditions; and

WHEREAS, the resolution was amended on April 26, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted by the Board on March 22, 1955, and as thereafter *amended* by resolution adopted April 26, 1955, by adding thereto:

"that the existing curb cuts previously permitted to be continued, may be replaced by two curb cuts each thirty feet in width as indicated on revised plans marked, "Received, May 26, 1955" (one sheet) and to permit, in addition to the existing post standard permitted under the resolution above cited at the westerly corner, a post standard where shown, approximately forty feet north of the southerly building line for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale, and permitting such sign to extend beyond the building line a distance not over four feet; and that in all other respects the resolution above cited shall be complied with." (Alt. 2649/54)

794-52-BZ—Vol. II

APPLICANT—Goldwater and Flynn, for Samuel Katz, owner.

SUBJECT—Application for consideration—reopening as to certain amendments—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 21 of the zoning resolution, permitting in a business use, D area district, the erection and maintenance of a one story and mezzanine structure to be used as an automobile showroom sales and service agency (for a franchised automobile dealer), storage garage, motor vehicle repair shop, parts department and office, using more than the area permitted (previously denied, a gasoline service station and motor vehicle repair shop).

PREMISES AFFECTED—215-35 Northern boulevard, north side, from 215th place to 216th street, Block 6309, Lot 23, Bayside, Borough of Queens.

PREMISES AFFECTED—

For Applicant: M. Goldwater and Joseph C. Haus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on April 26, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 26, 1955, by adding thereto:

"that the one-source sprinkler system hereinbefore required may be omitted provided such fire-fighting equipment is maintained as the Fire Commissioner shall direct; that the ramp to the cellar may have a level

MINUTES

space not less than five feet from the building line instead of twenty-five feet, as required in the resolution; that the space previously proposed to be not excavated at the northwest corner may be excavated to the street building line and the northerly lot line and such space shall be roofed over at approximately the level of the first floor; all as shown on revised plans marked, "Received, June 3, 1955" (5 sheets) *on condition* that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 4218/54)

490-25-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Lena Reich, owner. (Charles B. Dribben, doing business as United Speedometer Repair Co., lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance and consider change of zone from residence to business—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 21 of the zoning resolution, permitting in a residence use district, the change in use on 2nd floor from undertaker's office to storage and workshop (speedometer repairs).

PREMISES AFFECTED—342 West 70th street south side, 466 ft. in west of West End avenue, Block 1181, Lot 151, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing July 6, 1955, at 10 A. M., that in view of expiration of term of variance on February 15, 1955, subject to the regular procedure, waiving all requirements except new decision which has been filed and requiring two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

1069-27-BZ—Vol. III

APPLICANT—Larry Meltzer, for Anna Pillitteri, owner.

SUBJECT—Application for consideration—reopening as Vol. III to consider a new proposal subject to regular procedure—re Application (decision of the borough superintendent), previously denied, under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, motor vehicle repairs shop, acetylene welding and lubricatorium.

PREMISES AFFECTED—6702-6724 New Utrecht, northwest corner of 68th street, (Ovington avenue) and 6703-6725 15th avenue, northeast corner of 68th street (Ovington avenue), Block 5565, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure, to consider new proposal.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

594-29-BZ—Vol. IV

APPLICANT—Kitzler and Nurick, for Jeanne Frischling, owner. (Morey Motors, lessee).

SUBJECT—Application for consideration—reopening as Vol. IV to consider additional uses and rearrangement, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7e and 21 of the zoning resolution, permitting in a residence and business use C area district, the extension to an existing building using more than the

area permitted, to be used as a motor vehicle repair shop for more than five motor vehicles.

PREMISES AFFECTED—5810-5824 Bay Parkway, 2177-2183 59th street, northwest corner, Block 5808, Lot 44, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. J. Nurick.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure, to consider additional uses, etc.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

762-41-BZ—Vol. II

APPLICANT—Fred C. Dahlem, for Alge Holding Corp., owner (Allan Charken, Pres.).

SUBJECT—Application for consideration—reopening as Vol. II to consider new use, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting the alteration and conversion of occupancy of part of an existing building, located partly in a business use and partly in a residence use district, to a public restaurant; also the proposed alteration does not comply with the building zone resolution as to the location of entrances to and show windows in the proposed business use.

PREMISES AFFECTED—82-84 Pierrepont street, south side of 178 Henry street, Block 242, Lot 37, Borough of Brooklyn.

APPEARANCES—

For Applicant: Fred C. Dahlem.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider new use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

532-46-BZ—Vol. II

APPLICANT—Herman Kron, for Milton C. Ross (trustee), owner. (Good Neighbor Parking Corp., lessee.)

SUBJECT—Application for consideration—reopening as Vol. II to consider extension of use, additional lots, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a restricted retail and retail use district, the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1300-1306 Avenue of the Americas, 55-67 West 52nd street and 56-64 West 53rd street, northeast corner of West 52nd street and Avenue of the Americas, Block 1268, Lots 1, 7, 8 and 9, Borough of Manhattan.

APPEARANCES—

For Applicant: George G. Kron.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider extension of use.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

(Remaining Minutes of the Meeting of June 7, 1955 will be printed in the Bulletin of June 14, 1955.)

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, June 24, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954 and further hearing on March 25, 1955.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those accepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors,

toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.

1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.

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1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.

1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.

1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.

1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.

1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.

1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.

1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.

2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.

2.3. No dry cleaning unit shall be installed unless such unit is approved by the Board of Standards and Appeals.

2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Code.

2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.

2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.

2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.

2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles, but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.

3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, and fur storage.

3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3.2 shall not apply to those establishments created prior to the effective date of these Rules:

3.2.1. which is of wood frame construction;

3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;

3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Code.

Rule 4. Egress.

4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever.

4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule 5 shall not apply to those establishments created prior to the effective date of these Rules:

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5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor, or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule 6 shall not apply to those establishments created prior to the effective date of these Rules:

6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide at least four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

8.2. All Class A dry cleaning establishments shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of all dry cleaning establishments whether Class A or Class B shall terminate to the outer air in the following manner:

(1) At least 7 feet above the roof, street, yard or court grade on which it opens of the premises in which said establishment shall be located, and

(2) the exhaust shall be under static pressure by reason of a mechanical fan, and

(3) The terminal of the exhaust, shall be at least five feet from any window or ventilating opening if said ventilating window or ventilating opening lies on the same plane as the exhaust terminal and when the ventilating windows, or other ventilating openings lie on a plane which faces in the direction of the exhaust terminal such terminal shall be at least 10 feet away from the same, and

(4) All direct equipment exhausts or vents shall be provided with mesh lint arrestors which shall be kept clean unless lint traps are provided on the units, and

(5) The requirements of subdivisions (1) and (3) of this Rule 8.3 shall not apply to those establishments created prior to the effective date of these Rules.

PAID

Permit No. 4875
New York, N. Y.

Periodical Division
University of Illinois Library
Urbana, Ill.

PUBLIC HEARING

Rule 9. Operating Precautions.

- 9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments.
- 9.2. The proprietor of any Class A establishment shall furnish to any person cleaning out a dry cleaning unit an approved type respirator for his use during the process of cleaning out any such unit.
- 9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

Rule 12.

If any term, part or provision of any of the aforesaid Rules shall be held unconstitutional or ineffective in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts or provisions of these Rules.

NOTICE

Copies of the Official Directory of the City of New York for the year 1955 (The Little Green Book), containing the latest authentic information in relation to City, State and Federal Departments, Bureaus, Offices and

Courts, are now on sale at the office of the Supervisor of the City Record, Room 2213, Municipal Building, Manhattan, New York 7, N. Y. Price One Dollar. Make check or money order payable to "Supervisor of City Record".

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 25

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, Chief Clerk

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OFFICE HOURS FOR PUBLIC—9 a.m. to 4 p.m.

Address all communications to the Chairman

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Notice of Public Hearing on Proposed Rules Covering
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PETITIONS AND CERTIORARI ORDERS SERVED ON THE BOARD OF STANDARDS AND APPEALS

On June 9, 1955, Copy of Petition and Order of Certiorari was served on the Board by Paltrow & Jensen, attorneys for Northfield Civic Association, individually and on behalf of its members owning property affected, and Hazel Brainard, Ralph J. Pecoraro and Vartkiss Tertzakian, objectors, seeking a review of the Board's determination on May 3, 1955, granting in the business use portion of a plot located in a residence and business use district, for a term of ten years, under Sections 7i, 7i, 7A and 7h of the Zoning Resolution, permission for the erection and maintenance of a gasoline service station, auto laundry, lubritorium, motor vehicle repairs, storage and sale of accessories, and an office, with an entrance (curb cut) nearer the residence use district than is permitted, and to permit the parking of cars waiting to be serviced; Cal. No. 881-54-BZ; Premises 218-10 Northern Boulevard, south side, from Springfield Boulevard to 218th Street, 45-02 to 45-12 Springfield Boulevard and 45-01 to 45-09—218th Street, Bayside, Borough of Queens.

* * * * *

On June 9, 1955, Copy of Petition and Order of Certiorari was served on the Board by Paltrow & Jensen, attorneys for Hazel Brainard, Gussie Kapcinski and Eleanor Nazurowski, objectors, seeking a review of the Board's determination on May 3, 1955, granting a variance under Sections 7i and 7i of the Zoning Resolution, to permit in the business portion of the plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, auto showroom, and service building, lubritorium, motor vehicle repairs, car washing, brake testing, wheel alignment, painting and spraying, welding, storage and sale of accessories, and office, also permitting on the unbuilt-upon portion of plot the sale and display of new and used cars and the parking and storage of motor vehicles; Cal. No. 887-54-BZ; Premises 218-01 to 218-19 Northern Boulevard, north side, from 218th Street to 219th Street, 43-31 to 43-39—218th Street and 43-32 to 43-40—219th Street, Bayside, Borough of Queens.

* * * * *

DISCONTINUANCE OF PROCEEDINGS

Matter of Anna Boscovich vs. Harris H. Murdock, et al:—On March 10, 1954, a Copy of Petition and Order of Certiorari was served on the Board by attorneys for petitioner, seeking a review of the Board's determination on February 9, 1954, granting a variance under Section 9A of the Zoning Resolution, to permit in a residence use, D area and 1 times Height District, the erection and maintenance of a Class A multiple dwelling and garage for more than five cars in excess of height permitted within two miles of an airport; Cal. No. 489-53-BZ; Premises 2717-2727 East 28th Street, 2729-2741 East 28th Street; east side, 127.81 and 101 ft. north of Shore Parkway, north side, 95 ft. east of East 28th Street, Borough of Brooklyn.

At Special Term, Part II of the Supreme Court, Kings County, an Order for discontinuance of proceedings was signed on May 5, 1954, by Mr. Justice DiGiovanna.

* * * * *

COURT DECISION

CONGREGATION BETH ISRAEL WEST SIDE JEWISH CENTER, RESPONDENT, v. BOARD OF ESTIMATE OF THE CITY OF NEW YORK et al., DEFENDANTS, and LINCOLN PARKING CORPORATION, Appellant.
First Department, April 12, 1955.

APPEAL from an order of the Supreme Court at Special Term (SAYPOL. J.), entered November 5, 1954, in New York County, which denied a motion by defendant for summary judgment dismissing the complaint.

Simon H. Rifkind of counsel (J. Jacques Stone and Edward N. Costikyan with him on the brief; Paul, Weiss, Rifkind, Wharton & Garrison, attorneys), for appellant.

Paxton Blair of counsel (Raymond J. Horowitz with him on the brief; Paxton Blair, attorney), for respondent.

ROTEIN, J. Defendant Lincoln Parking Corporation (hereinafter called Lincoln) has for more than twenty years maintained an open parking lot, accommodating 350 cars, on the north side of 34th Street between Eighth and Ninth Avenues. The parking lot, until recently, was immediately adjacent to the structure occupied as a synagogue by

(Continued on p. 1067)

CALENDAR

DOCKET

New Cases filed up to June 14, 1955

Cal. No. Dept. Premises Affected

446-55-SA—Ashdee Electrostatic Painting Process, manufactured by Ashdee Electrostatic Products, Inc., Appliance.

447-55-A—H.B.B.—17-21 Smith street, east side, 150 ft. south of Fulton street, Block 155, Lot 5, Borough of Brooklyn, B.N. 534-55—re fire escape; exit, etc.

448-55-BZ—H.B.Bx.—5600-5610B Riverdale avenue, northeast corner of West 256th street, Block 3423, Lots 91 and 95, Riverdale, Borough of The Bronx, N.B. 931-55—re erection and maintenance of stores; street line; ground coverage.

449-55-A—H.B.B.—72 Siegel street, south side, 100 ft. east of Manhattan avenue, Block 3096, Lot 9, Borough of Brooklyn, Alt. 1099-55—re exits; live load.

450-55-BZ—H.B.Q.—157-22 Powell Cove boulevard, south side, 180 ft. east of 147th street, Block 4554, Lot 50, Beechhurst, Borough of Queens, Alt. 762-55—re alteration of existing 2 family dwelling, etc.—G-1 area district.

451-55-BZ—H.B.Q.—137-34 Negundo avenue, south side, 267.78 ft. east of Colden street, Block 5153, Lot 20, Flushing, Borough of Queens, N.B. 3319-53—re side yards, etc.

452-55-BZ—H.B.Q.—140-29 Negundo avenue, north side, 74 ft. west of Union street, Block 5216, Lot 24, Flushing, Borough of Queens, N.B. 4613-53—re side yards, etc.

453-55-BZ—H.B.B.—1003-1013 Utica avenue and 5001-5009 Tilden avenue, northwest corner, Block 4722, Lots 40, 43 and 44, Borough of Brooklyn, N.B. 963-55—re gasoline service station, lubritorium, car washing, minor repairs, storage, parking of motor vehicles.

454-55-BZ—H.B.B.—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan, Alt. 614-55—re area, etc.

455-55-A—H.B.B.—7-9 West 51st street, north side, 200 ft. west of 5th avenue, Block 1267, Lots 28 and 29, Borough of Manhattan, Alt. 614-55—re height; fire tower; egress.

456-55-A—H.B.M.—453 Madison avenue, east side, 60 ft. north of East 50th street, Block 1286, Lot 24 and part of Lot 22, Borough of Manhattan, Alt. 889-55—re non fire-proof construction, etc.

457-55-BZ—H.B.Q.—163-01 to 163-19 Rockaway boulevard (163-05 official), 165-01 to 165-15 146th avenue, northeast corner and 165-02 to 165-10 145th drive, Block 13295, Lot 1, Springfield, Borough of Queens, N.B. 1286-55—re gasoline service station, lubritorium, minor repairs, car washing, parking and storage, etc.

458-55-A—H.B.B.—642 East 18th street, southwest corner of Foster avenue, Block 5238, Lot 40, Borough of Brooklyn,

Alt. 188-55—re review of borough superintendent's decision—re enclosure of open porch in required setback.

459-55-BZ—H.B.Bx.—5945 Broadway, west side, 811 ft. north of West 240th street, Block 3414, Lot 628, Borough of The Bronx, Alt. 436-55—re gasoline service station; repairs (hand tools only).

460-55-BZ—H.B.Q.—45-50 47th street, west side, 100 ft. north of 47th avenue, Block 153, Lot 41, Woodside, Borough of Queens, Alt. 794-55—re dwelling beauty parlor, 5 car garage (space for three cars to be rented), parking and storage of 7 cars in open yard.

Restored to Docket

125-19-BZ—Vol. II—H.B.B.—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5862, Lots 34 and 56, Borough of Brooklyn, Alt. 25-55.

661-46-A—Vol. II—H.B.M.—412-414 Avenue of the Americas (6th), east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan, Alt. 539-55.

905-53-BZ—Vol. II—H.B.Bx.—900-900A East 213th street, southeast corner of Bronxwood avenue, Block 4683, Lot 49, Borough of The Bronx, Amendment to N.B. 16-53.

368-47-SA—Vol. II—E. F. M. Oil Burner, Model DT-30, manufactured by General Machine Co., Appliance.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of ..	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)....	Aug.	3, 1937—Vol. 22, No. 31
Elevator Rules	Mar.	3, 1936—Vol. 21, No. 9
Erection, Alteration, Repair, Excavation for and Demolition of Buildings	Feb.	1, 1955.
Exit Rules (Revolving Doors)	June	15, 1937—Vol. 22, No. 24
Exterior Veneering Materials, Rules on	Mar.	11, 1952—Vol. 37, No. 11A
Factory Exit Rules	Feb.	22, 1955.
Fire Alarm Rules (Interior)	Mar.	4, 1952—Vol. 37, No. 10A
Fire Drill Rules	Mar.	4, 1952—Vol. 37, No. 10A
Fire Resistive, Flameproof Materials etc., Rules for Testing of	May	26, 1954.
Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
Fireproof Wood, Testing of	Apr.	13, 1937—Vol. 22, No. 15
Frame Garages, Ruling for	Jan.	21, 1919—Vol. 4, No. 3
Gas Shut-Off Rules	Apr.	7, 1925—Vol. 10, No. 14
Hatchway Protection	June	5, 1928—Vol. 13, No. 23
Insulating Fibre Board Rules	Mar.	25, 1952—Vol. 37, No. 13A
Methyl Chloride Rules for Class B and C Refrigerating Systems ...	Feb.	11, 1947—Vol. 32, No. 6
Oil Burner Rules	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.

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Last Publication

Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Apr.		15, 1952—Vol. 37, No. 16A
Procedure, Rules of	Sept.	7, 1937—Vol. 22, No. 36
Smoking in Factories, Rules for	Mar.	4, 1952—Vol. 37, No. 10A
Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Approved appliances and materials are printed in the Supplement to the Bulletin of June 24, 1947, Vol. 32, No. 25A.

JUNE 21, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 21, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

Laid over from April 19, 1955, to May 10, 1955, for inspection and decision; hearing closed; applicant to advise the Board as to type of factory proposed; then to May 24, 1955 and then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 21, 1955, for applicant to advise Board as to type of tenancy.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district the erection and maintenance of a gasoline service station, lubricatorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

Laid over from June 1, 1955 to June 21, 1955, for inspection and decision; hearing closed.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol IV—re (decision of the borough superintendent) under sections 7c, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and in-

crease in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for inspection and decision; then to June 21, 1955, for applicant to file revised plans, omitting the golf driving range; hearing previously closed.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

Laid over from May 3, 1955, to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for revised plans showing machinery in the rear of the building; then to June 21, 1955, for applicant to file a complete statement and corrected plans showing existing and proposed conditions; hearings previously closed.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, ½ times height district the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

Laid over from June 7, 1955, to June 21, 1955, for inspection if necessary and decision; hearing closed.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Co Inc., owner.

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SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

Laid over from June 7, 1955 to June 14, 1955, for applicant to obtain decision of borough superintendent; then to June 21, 1955, for applicant to file a decision of the borough superintendent; hearing previously closed.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale of gasoline to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-336 West 58th street and 20 West 60th street, Block 1049, Lot 29, and Block 1112, Lot 25, Borough of Manhattan.

Laid over from June 7, 1955 to June 14, 1955, for applicant to file additional objection as to storage garage within twenty-five feet of a place of public assembly; then to June 21, 1955, for applicant to file revised plans; hearing previously closed.

306-55-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

50-42-BZ

APPLICANT—M. B. Rhine, for Marie Rusciano, owner (Harry Barkoff, lessee).

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1261 Jerome avenue, west side, 70 ft. south of West 169th street, Block 2855, Lot 28, Borough of The Bronx.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

934-48-BZ

APPLICANT—Melvin Salberg, for Max Bauer, owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles, using more than the permitted area.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street, Block 6314, Lot 59, Borough of Brooklyn.

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwelling units and restaurant (cabaret—no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Papp's Motors Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II re (decision of the borough superintendent) under sections 7a, 7i, 7h and 7A of the zoning resolution, to permit in the retail use district portion of plot the erection and maintenance of a motor vehicle repair shop, in conjunction with used car lot, (previously granted by the Board—never built) and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application reopened July 13, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the addition of parking of employees' cars (no fee to be charged), to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs,

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storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 and 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubine and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application April 6, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th streets; 425-435 East 48th street, north side and 422-430 East 49th street, south side, Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37, Borough of Manhattan.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubricatorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

100-55-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction, and extension of existing gasoline service station, to include lubricatorium, auto laundry (non automatic), motor vehicle repairs and office; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—60 Richmond terrace, southwest corner of Wall street, Block 7, Lot 70, Tompkinsville, Borough of Richmond.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a period of ten years the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

166-55-BZ

APPLICANT—Paul Friedman, for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street Corp., owner (545 Madison Corp., long-term lessee).

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district the erection and maintenance of a bank and office building, without the required loading berth.

PREMISES AFFECTED—545-547 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JUNE 21, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 21, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

668-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application July 30, 1954—Gold Bond Prefabricated Steel Stud, approval of.

CALENDAR

48-55-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application January 12, 1955—National Gypsum Co., FR Fire Retardant Coating for Acoustifibre, approval of.

603-54-SM

APPLICANT—National Gypsum Company, owner.
SUBJECT—Application July 20, 1954—Gold Bond Gypsum Plaster and Gold Bond Lath Ceiling with Gold Bond Cli-Lok System (1 hr. fire resistive ceiling under steel joists), approval of.

1013-54-SA

APPLICANT—Rowe Manufacturing Co., Inc., owner. (City Milk Home Service Inc., Agent).
SUBJECT—Application December 28, 1954—Rowe Automatic Milk Vending Machine, Model 16, approval of.

518-53-SM

APPLICANT—Rector-Mineral Trading Corp., for Infal-Industria De Fabricacao, owner.
SUBJECT—Application June 30, 1953—Rector Infal Cork Insulation (manufactured in Montijo, Portugal), approval of.

298-55-SM

APPLICANT—W. J. Haertel & Co., owner (Owens-Corning Fiberglass Corp., Agent).
SUBJECT—Application April 1, 1955—Securitee Pan System (suspension system for acoustical ceilings), approval of.

770-45-SM

APPLICANT—Walter Maguire Company, Inc., owner.
SUBJECT—Application December 3, 1945—Cortland Emery Aggregate, approval of.

27-55-SM

APPLICANT—Benda Products Inc., owner.
SUBJECT—Application January 10, 1955—Benda Flame-pruf (compound for flame-proofing fabrics), approval of.

650-49-SA—Vol. II

APPLICANT—Willima J. Feigley, for The Patterson-Kelly Company, Inc., manufacturer.
SUBJECT—Application reopened March 15, 1955 as Vol. II for test and report to consider new model—Patterson-Kelly Fuel Oil Heater with Fuel Oil Detector (preheater); previously withdrawn re Patterson Type "O" Fuel Oil Pre-heaters.

333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.
SUBJECT—Application reopened February 23, 1955, as to amendment to resolution to include additional sizes of masonry units—re Double V Cinder Block (cinder concrete construction) sizes various: 4x8x18, 8x8x18, 12x8x16, 6x8x18, 10x8x16, 12x8x18 and 8x9x18; previously approved.

338-55-A

APPLICANT—Samuel Rosenblum, for Mor-Ming Corp., owner.
SUBJECT—Application April 25, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—128-130 East 56th street south side, 110 ft. west of Lexington avenue, Block 1310, Lots 61 and 62, Borough of Manhattan.

707-54-A

APPLICANT—Morris Hannes, for 220 Madison Avenue Corp., owner (Hutton Murray Hill, Inc., lessee).
SUBJECT—Application August 31, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—220-230 Madison avenue and 18 East 37th street, southwest corner, Block 866, Lot 64, Borough of Manhattan.

713-54-A

APPLICANT—Herman E. Horwood, for Loowal Realty Co. Inc., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60, Borough of Manhattan.

714-54-A

APPLICANT—Herman E. Horwood, for Rexton Realty Co., owner.
SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58, Borough of Manhattan.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.
SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.
PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

429-55-A

APPLICANT—Vito P. Battista, for M. Rosenzweig, owner (o/u/c—Institute of Design and Construction).
SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—309-313 Bridge street, east side, 135 ft. 2 in. south of Johnson street, Block 2047, Lot 7, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 24, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, June 24, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:*

958-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman*

JUNE 28, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 28, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner (Tidewater Associated Oil Co., owner under contract).
SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

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PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.
SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmary Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufac-

turing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor housekeeping conditions found on the premises and for decision; then to June 7, 1955, for applicant to furnish statement as to housekeeping conditions; hearing closed; then to June 28, 1955, for inspection and decision.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubricatorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A; then to May 24, 1955, for plans from three sources to be submitted as previously requested; then to June 7, 1955, for revised plans and for further consideration by the Board; then to June 28, 1955, for decision.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubricatorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

Laid over from May 17, 1955 to May 24, 1955, applicant to file seven complete sets of plans as to proposed uses and entrances; then to June 1, 1955, for applicant to file revised plans as to curb cuts; hearing previously closed; then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 7, 1955, for consideration and decision by the Board; hearing closed; then to June 28, 1955, for inspection and decision.

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance steps and platform without the required set back from street line, and using more than the area permitted; and

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to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

151-55-A

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application January 20, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner (Shell Oil Company, lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch bandsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

Laid over from June 7, 1955 to June 28, 1955, for applicant to file plan of turning radius; inspection and decision; hearing closed.

606-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

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PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of The Bronx.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed.

6-53-BZ

APPLICANT—Hyman Wiener, for Greater New York Corporation of Seventh Day Adventists, owner.

SUBJECT—Application reopened June 1, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use B area district, the erection and maintenance of a structure (church building), using more than the area permitted.

PREMISES AFFECTED—109-111 East 87th street, north side, 80 ft. east of Park avenue, Block 1516, Lots 5 and 6, Borough of Manhattan.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.

PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

135-42-BZ—Vol. II

APPLICANT—J. B. Dow, for Hazeltine Electronics Corp., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F. area district, the extension of existing one story, office, research laboratory and light manufacturing, using more than the area permitted, and to permit the continuation of parking of motor vehicles—all for a term of twenty years.

PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue, Block 8400, Lot 146, Little Neck, Borough of Queens.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence than is permitted.

PREMISES AFFECTED—248-01 to 248-09 Northern boulevard and 43-55 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

70-52-BZ—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district the extension in use and area of existing parking and storage of motor vehicles on lot 77 to include lots 80 and 126.

PREMISES AFFECTED—88-34 to 88-38 161st street, west side, 269 ft. 2¾ in. north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens.

333-52-A—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 35, General City Law re proposed use of premises in bed of a mapped street—160th street.

PREMISES AFFECTED—88-34 161st street, west side, 295 ft. 2½ in. north of 89th avenue, Block 9764, Lot 77, Jamaica, Borough of Queens.

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owners.

SUBJECT—Application reopened March 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris, Shachnow, Julius Israel and David H. Israel, owners.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles, and the erection of a shelter for attendant.

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32-27 inclusive, Borough of Manhattan.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the extension in area of existing gasoline service station, and the installation of five additional gasoline storage tanks, and to rebuild the existing station to include lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

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91-55-BZ

APPLICANT—Kitzler and Nurick, for Jecoma Corp., owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction and reduction in size of garage for more than five motor vehicles, and to permit the inclusion of motor vehicle repair shop, and the parking of motor vehicles waiting service; to existing public garage, gasoline service station, greasing and office.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

125-55-BZ

APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories, and office with show windows nearer the residence use district than is permitted; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owner (Irving Goodstein, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station to include lubritorium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories.

PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

226-29-BZ—Vol. IV

APPLICANT—Herman Horowitz, for Rubel Corp., owner (Department of Sanitation, City of New York, lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7f and 21 of the zoning resolution, to permit in a business and residence use district the inclusion of a motor vehicle repair shop in an existing storage garage building.

PREMISES AFFECTED—2012-2030 Neptune avenue and 2801-2809 West 21st street, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 28, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 28, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

982-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application December 14, 1954—Gold Bond Acoustipanel System (sound absorption and fire resistant ceiling), approval of.

208-50-SM

APPLICANT—Lone Star Cement Corp., manufacturer.

SUBJECT—Application March 7, 1950—Lone Star Air Entraining Portland Cement, Type 1A-11A and Lone Star Incor High Early Air Entraining Portland Cement, Type 11A, approval of.

731-54-SM

APPLICANT—Granco Steel Products Company, owner.

SUBJECT—Application September 14, 1954—Corruform or Tufcor Steel Deck (fire resistive roof for industrial construction), approval of.

278-55-SM

APPLICANT—Frameproof Chemical Co., Inc., owner (Perma Dry Co., Inc., agent).

SUBJECT—Application April 1, 1955—Texpruf Flame Retardant, approval of.

321-55-SA

APPLICANT—Davis Engineering Corp., owner.

SUBJECT—Application April 11, 1955—Paracoil Thermo-Film Fuel Oil Heater (preheater), approval of.

725-54-SM

APPLICANT—The Chicago Faucet Company, owner.

SUBJECT—Application September 7, 1954—Chicago Faucet Vacuum Breakers, Models 893 (3/8") and 892 (1/2"), approval of.

880-50-SA

APPLICANT—Sec-O-Matic Corp., owner-manufacturer.

SUBJECT—Application reopened December 1, 1953, as to amendment to resolution as to additional model and to consider change of ownership—re Sec-O-Matic Dry Cleaning System, Models AH, AHR and AR, previously approved.

1464-39-GR

APPLICANT—Austin Ambach.

SUBJECT—Application reopened April 26, 1955 for consideration and report as to inclusion of inspection agency (Austin Ambach of the Inspection Agency).

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

CALENDAR

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

706-54-A—Vol. II

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk, Corp., lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. II—filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

738-54-A

APPLICANT—DeRose and Cavalieri, for 154 North 7th Street Holding Corp., owner.

SUBJECT—Application October 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-158 North 7th street, south side, 80 ft. west of Bedford avenue and 151-143 North 6th street, Block 2327, Lots 19-32 and 33, Borough of Brooklyn.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.

SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

812-54-A

APPLICANT—Rust-Oleum Corp., owner.

SUBJECT—Application October 18, 1954—Re: Transportation, storage and sale of combustible mixture known as "Rust-Oleum Lubricating Grease" in New York City (labelling of containers not in accordance with Administrative Code requirements).

177-55-A

APPLICANT—Canada Dry Ginger Ale Inc., owner.

SUBJECT—Application March 8, 1955—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—59-02 Borden avenue, south side, 191.02 ft. west of Maurice avenue, Block 2657, Lot 40, Maspeth, Borough of Queens.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.

SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.

SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, July 6, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

Laid over from June 7, 1955 to June 14, 1955, at the request of the applicant; then to July 6, 1955, for inspection and decision; hearing closed.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the increase in height of existing storage garage by the addition of another story, and to permit the use of roof for the parking of motor vehicles.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

Laid over from June 14, 1955 to July 6, 1955, for inspection and decision; hearing closed.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application March 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

490-25-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Lena Reich, owner (Charles B. Dribben doing business as United Speedometer Repair Company, lessee).

SUBJECT—Application reopened June 7, 1955 for consideration as to extension of term of variance and change of zone from residence to business—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in use on 2nd floor from undertaker's office to storage and workshop (speedometer repairs).

PREMISES AFFECTED—342 West 70th street, south side, 466 ft. west of West End avenue, Block 1181, Lot 151, Borough of Manhattan.

68-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.

SUBJECT—Application reopened May 10, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.

CALENDAR

PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Company, Inc., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard.

PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.

SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of a plot the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

880-54-BZ

APPLICANT—William A. Giesen, for Harry A. Geller, owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district the erection and maintenance of a business structure (stores) using more than the area permitted, and without the required rear yard at curb level.

PREMISES AFFECTED—723 A and B and 730 A and B East 233rd street, south side, 230.6 ft. east of White Plains road, Block 4846, Lot 54, Borough of The Bronx.

955-54-BZ

APPLICANT—Meyer Fine, owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

968-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Storage Realty Co., Inc., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—10 Pitt street, east side, 125.5 ft. north of Grand street, Block 336, Lot 4, Borough of Manhattan.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 28, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use

district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.

40-55-BZ

APPLICANT—Arnold W. Lederer, for Congregation Ahavath Achim, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

910-53-A—Vol. II

APPLICANT—Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.

SUBJECT—Application January 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

152-55-BZ

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

CALENDAR

PREMISES AFFECTED—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.

234-55-BZ

APPLICANT—Robert Gottlieb, for 68-74 East End Avenue Corp., owner (Rocket Cleaners, lessee).

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7c of the Zoning resolution, to permit in a residence use district, the extension of existing northerly store into existing apartments at rear of stores, to be used as a cleaning and pressing store.

PREMISES AFFECTED—70 East End avenue, west side, 41 ft. 6 in. south of East 83rd street, Block 1579, Lot 28, Borough of Manhattan.

257-55-BZ

APPLICANT—Halperin, Natauson, Shivitz, Scholer and Davidson, for 16 East 79th Street Realty Corp., owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and restricted retail use district, the change in occupancy from one family dwelling to doctors' offices and two apartments.

PREMISES AFFECTED—16 East 79th street, south side, 90 ft. west of Madison avenue. Block 1393, Lot 60, Borough of Manhattan.

276-55-BZ

APPLICANT—Aaron N. Kiff, for York and Sawyer (St. Luke's Hospital, owner).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit the erection and proposed hospital building in excess of the height limit.

PREMISES AFFECTED—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 6, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 6, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

Rules

1139-39-SR—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.

632-54-A

APPLICANT—Kraman Iron Works, for Samuel and Leonard Schack and David H. Sherman, owners.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lots 53 and 54, Borough of The Bronx.

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

786-54-A

APPLICANT—American Gas and Electric Service Corp., lessee (Hudson and Manhattan Railroad Co., owner).

SUBJECT—Application October 11, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—30 Church street, west side, from Dey to Cortlandt streets, 18th floor; Block 61, Lot 1, Borough of Manhattan.

277-54-A—Vol. II

APPLICANT—The Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application reopened May 10, 1955 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—Richmond terrace, south side, 650 ft. west of Western avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Richmond.

372-54-A—Vol. II

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).

SUBJECT—Application reopened February 23, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 6 in. south of Lispenard street and 38 Lispenard street, Block 194, Lot 20, Borough of Manhattan.

630-54-A

APPLICANT—Joseph Mitchell, for Albert Schlessinger, owner.

SUBJECT—Application July 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—426 East 109th street, south side, 370 ft. east of 1st avenue, Block 1702, Lot 35, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 12, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed; then to June 14, 1955, as to possible change in zoning from business to retail; then to July 12, 1955, for applicant to submit decision of the borough superintendent and for two publications in the Bulletin.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

CALENDAR

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).
SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets (no power driven saws).

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner Peter Pan Playland Corp., lessee).

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a period of ten years.

PREMISES AFFECTED—2601-2629 Emmons avenue north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

330-42-BZ—Vol. IV

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Application reopened May 24, 1955 an Vol. IV —re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a building (store), using more than the area permitted, and to permit an exit to adjacent lot located in residence use district.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

427-55-A

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Application May 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

293-52-BZ—Vol. II

APPLICANT—Latham C. Squire, for 139 East 36th street Corp., owner (Pack Medical Foundation, lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7d and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted.

PREMISES AFFECTED—277-279 Lexington avenue, east side, 42 $\frac{2}{3}$ ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. and G. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and the parking of patrons cars (no fee to be charged) for a term of fifteen years.

PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.

698-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio (Dallo Auto Painting, lessee).

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district for a term of ten years the change of use of premises to motor vehicle repair shop.

CALENDAR

PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx.

61-55-BZ

APPLICANT—R. S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

62-55-A

APPLICANT—Reginald S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).

SUBJECT—Application January 28, 1955—filed pursuant to section 35, General City Law re premises located in proposed widening of mapped street—Parsons boulevard and 20th avenue.

PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

92-55-BZ

APPLICANT—M. Martin Elkind, for Salta Holding Corp., owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure to be used as an auto-showroom, motor vehicle repair shop, storage and sale of accessories and office for a franchised auto dealer, using more than the area permitted; and to permit the erection and maintenance of a gasoline service station; and the parking of more than five motor vehicles (for patrons and employees) on unbuilt upon portion of plot.

PREMISES AFFECTED—1431-1461 86th street, north side, 240 ft. east of 14th avenue, Block 6340, Lot 52, Borough of Brooklyn.

133-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Borden, Hyman Herringman, Julius Blackman and William Sparago, owners.

SUBJECT—Application February 16, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3392-3406 Nostrand avenue, west side, 200 ft. north of Avenue U, Block 7334, Lot 27, Borough of Brooklyn.

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to dress manufacturing, offices and storage on first floor, and offices on second floor.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17, Borough of Brooklyn.

142-55-A

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, 2nd floor, Block 3819, Lot 17, Borough of Brooklyn.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

200-55-BZ

APPLICANT—Paul Friedman, for Pauline Schwartz and Joseph Rae, owners.

SUBJECT—Application March 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and accessory parking, for a term of fifteen years.

PREMISES AFFECTED—2376 Knapp street, northwest corner of Avenue X, Block 7410, Lot 184, Borough of Brooklyn.

215-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1770 Gunhill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of The Bronx.

218-55-BZ

APPLICANT—Charles M. Spindler, for Garden Flushing Service Station, Inc., owner.

SUBJECT—Application March 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—152-174 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street, and 549-551 Thatford avenue, Block 3637, Lots 32 and 41, Borough of Brooklyn.

223-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.

SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing non storage garage.

PREMISES AFFECTED—974 Sackett avenue, south side, 381.17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx.

258-55-BZ

APPLICANT—Charles J. Wagner, for Sam Piazza, owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a

CALENDAR

term of twenty years, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubricatorium, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn.

263-55-BZ

APPLICANT—Robert Gottlieb, for Laura Albertario, owner.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district the erection and maintenance of an extension to basement at front of building, using more than the area permitted.
PREMISES AFFECTED—230 East 58th street, south side, 240 ft. west of 2nd avenue, Block 1331, Lot 34, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.
SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

286-55-A

APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.
SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

90-55-A

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.
SUBJECT—Application February 8, 1955—re Appeal from an order and a decision of the fire commissioner.
PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1, Julia Richman High School, Borough of Manhattan.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.
SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees u/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).
SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.
SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

322-55-A

APPLICANT—Joseph Lau, Tyird Estates, Inc., owner.
SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—202-204 East 19th street, south side, 50 ft. east of 3rd avenue, Block 899, part of Lot 1, Borough of Manhattan.

743-54-A

APPLICANT—Siegel and Green, for Ginzco Realty Corp., owner (Palace Hotel Corp., lessee).
SUBJECT—Application September 8, 1954—filed pursuant to sec. 310 M.D.L. for variation of secs. 30, 31 and 32 re height of ceiling, etc.
PREMISES AFFECTED—313-315 Bowery, east side, 90 ft. 2 in. south of East 2nd street and 5-7 Extra place, 2nd floor, Block 457, Lot 5, Borough of Manhattan.

371-55-A

APPLICANT—Russell Colean, for York and Sawyer, Kiff, Colean, Voss and Souder, for Bowery Savings Banks, owner.
SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—206-212 West 34th street, south side, 100 ft. west of 7th avenue, 209-211 West 33rd street, Block 783, Lots 33 and 50, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

Remaining Minutes of Meeting of June 7, 1955.

723-50-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for John Albergo, owner.
SUBJECT—Application for consideration—reopening as to extension of time to complete and obtain certificate of

occupancy—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the parking and storage of twenty motor vehicles on the same lot with a three family dwelling for a term of five years.

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PREMISES AFFECTED—169-177 Palmetto street, north side, 125 ft. east of Central avenue, Block 3342, Lot 55, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Request to reopen withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on November 9, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain a certificate of occupancy; and

WHEREAS, the applicant states that a Certificate of Occupancy for the use of the premises has been issued.

Resolved, that the request to reopen be and it hereby is *withdrawn*.

Adjourned: 4:30 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

REGULAR MEETING

TUESDAY MORNING, JUNE 14, 1955, 10 A.M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon, June 1, 1955, were approved as printed in the Bulletin of June 7, 1955, Vol. 40, No. 23.

312-24-BZ—Vol. II

APPLICANT—Stanley B. Epstein, for Solmax Realty Co., Inc., owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Stanley B. Epstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A.M. for applicant to file a new decision of the borough superintendent; hearing previously closed.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district, the increase in height of existing storage garage by the addition of another story, and to permit the use of roof for the parking of motor vehicles.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Opposition: Helene S. Walker.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1955, at 10 A. M. for inspection and decision; hearing closed.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.

SUBJECT—Application March 15, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Howard H. Snyder.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1955, at 10 A. M. for inspection and decision; hearing closed.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of gasoline service station, lubricatorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: Edward Sacks, Salvatore Monzio, Anthony Hellriegel and Louis Gordon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).

SUBJECT—Application November 23, 1954—(decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a business use district, the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop.

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Vinicio C. Cafiero.

For Opposition: A. J. Forzano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

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SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for applicant to submit decision of the borough superintendent as to present zoning and for two publications in the Bulletin; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp.
SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side, 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Davis.

For Opposition: Stanley W. Berman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A.M. for applicant to file revised plans showing complete arrangement proposed; hearing previously closed.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application December 27, 1954—(decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district, the reconstruction of existing public garage for more than five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Murray Frischling.

For Opposition: Max Beckerman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).

SUBJECT—Application January 13, 1955—(decision of the borough superintendent) under section 7e of the zoning

resolution, to permit in a restricted retail use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.

PREMISES AFFECTED—1427-1429 Edward L. Grant Highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

APPEARANCES—

For Applicant: Paul Friedman and Nahum A. Bernstein.

For Opposition: Angelo M. Tonisi.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1955, at 10 A. M. for inspection and decision; hearing closed.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—(decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Arthur Levy.

For Opposition: Jesse Whitfield, Francesco De Maci, Ruth Nurse Fergus, Alethia Williams, Anna Laico, Colista Johnson, Hassan Alley, Mrs. Maggie Murphy, Clement Hunte, Domnick J. Curcio and Ciuseppe Rizzo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

31-55-A

APPLICANT—Lama Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—Appeal from a decision re an order of the fire commissioner and a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama and Arthur Levy.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955—(decision of the borough superintendent) under sections 7f, 7e and 7i of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district, for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non-automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: Nathan Cooper and Elizabeth Cipis.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner (Peter Pan Playland Corp., lessee).

SUBJECT—Application March 2, 1955—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district, to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a period of ten years.

PREMISES AFFECTED—2601-2629 Emmons avenue, north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn.

APPEARANCES—

For Applicant: Noah N. Sherman, Ralph Rosa and Lazar Enamuel.

For Opposition: Joseph B. Milgram, Mrs. J. Sagerstrand, Frank Falcone, L. C. Keller, Harry W. Weeks, Salvatore H. Coffaro and Thomas G. Paolillo.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—(decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district, the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale of gasoline to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Carlo F. Marano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for applicant to file revised plans; hearing previously closed.

306-55-A

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Carlo F. Marano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 21, 1955, at 10 A. M. for revised plans in connection with Cal. No. 305-55-BZ.

249-29-BZ—Vol. III

APPLICANT—Henry Nordheim, for Rose L. Firestone, owner (4 Corner Service Station, Inc., lessee).

SUBJECT—Application reopened June 22, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7c, 7e and 21 of the zoning resolution, to permit in a local retail use district, the change in occupancy from parking and storage of motor vehicles, to the erection and maintenance of a structure to be used as an automatic automobile laundry with an additional curb cut in conjunction with existing gasoline service station and to permit the installation of four additional gasoline storage tanks.

PREMISES AFFECTED—3094-3112 Avenue U, south side, from Brigham street to Gerritsen avenue, 2119-2131 Brigham street and 2228-2232 Gerritsen avenue, Block 7370, Lot 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, after inspection and full hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which was of the opinion that there was insufficient land for the proper layout and adequate reservoirs for cars of the proposed automatic automobile laundry and the committee recommended, therefore, that the application be withdrawn or denied.

Resolved, that this application be and it hereby is *withdrawn*.

487-54-BZ

APPLICANT—LeRoy Holman, for Gloria and LeRoy Holman, owners.

SUBJECT—Application June 16, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, G area district, the erection and maintenance of a one family dwelling, nearer to the street line than is permitted.

PREMISES AFFECTED—278 Lighthouse avenue, south side, 240 ft. west of Ascot avenue, Block 2272, Lot 21, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: LeRoy Holman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn, after inspection and full hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which was of the opinion that there was no basis for granting a variance to locate the proposed dwelling nearer to street line than permitted.

Resolved, that this application be and it hereby is *withdrawn*.

977-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Julia B. Jaffe, owner.

SUBJECT—Application December 29, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station,

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lubratorium, car washing, motor vehicle repairs, storage and sale of accessories and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—2095-2099 Bruckner boulevard and 1001-1009 Olmstead avenue, northwest corner, Block 3797, Lot 50, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application withdrawn after inspection and full hearing.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which is of the opinion that this lot is too small for the purpose herein submitted and that the application should be withdrawn or denied; and

WHEREAS, the applicant has requested withdrawal of the application.

Resolved, that this application be and it hereby is *withdrawn*.

74-33-BZ—Vol. II

APPLICANT—Joseph Schafran, for Bermont Operating Corporation, owner.

SUBJECT—Application July 22, 1954 (decision of the borough superintendent), under section 7c of the zoning resolution, to permit in a residence and business use district, the change in occupancy of 2nd floor of existing public garage to factory use (previously granted by the Board under Cal. No. 681-25-BZ for auto sales and service and later under Cal. No. 74-33-BZ converted to garage for more than five motor vehicles for a term of five years and amended to permit an additional gasoline storage tank within building and an additional pump, for a term of five years, expires December 21, 1955).

PREMISES AFFECTED—4650-4656 Broadway and 2-16 Sherman avenue, northeast corner, Block 2175, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Charles I. Goldman.

For Opposition: Myron Eisenstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on September 14, 1954 subject to regular procedure, to consider change of use; and

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; laid over to June 14, 1955, for applicant to file plan of second floor; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Broadway are in residence and business use, B area, class 1½ height districts; Sherman avenue is in a business use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated July 6, 1954 acting on Alt. Applic. 949-54, reads:

"1. Proposal to change the use of the 2nd floor of this bldg. (located partly in a Business Use District and

partly in a Residence Use District) from garage to factory is contrary to Art. II Sect. 3 and Sect. 6a of the Zoning Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 180 ft. 5/8 in., 96 ft. 9 5/8 in. and 204 ft. 4 3/8 in. frontage by 202 ft. in depth, irregular, on which is located a building covering the entire lot, 2 stories, 27 ft. 6 in. in height, of class 1 construction, for which certificate of occupancy No. 38526-51 has been filed; that this building contains a public garage with a capacity of more than 150 motor vehicles, automobile sales rooms, shop for repair and adjustment of motor cars with hand tools, car wash racks, lubrication racks and lifts; that it is proposed to eliminate the garage use from the 2nd story of the building and convert the space to the use of manufacturing for the needle trades; that live loads and exits are satisfactory for this use; and

WHEREAS, the applicant contends that the major portion of the 2nd floor will be occupied for a conforming use and only the use of the existing rear portion of the building within a residence use district will be non-conforming; that the building was originally erected for automobile sales and service under Cal. No. 681-25-BZ and the use was converted to a garage for more than 5 motor vehicles for a term of years under Cal. No. 74-33-BZ; that in this appeal the prior applicant contended that severe financial losses to the then owner occurred during the depression of the early 1930's; that after repeated actions before the Board, a prior applicant elected to apply to the City Planning Commission for approval of the use of the premises as a garage on the basis that the garage had a capacity of over 150 cars despite the fact that he already had such an approval from this Board, the only disadvantage of said approval being that it was limited to a term of 5 years and required renewal; that it is felt that the case having been the subject of the Board at its inception properly belongs before the Board and requests favorable action; that in all respects, the conditions imposed by all previous resolutions have been complied with and as the building will still have, after this proposed change, garage capacity of more than 150 cars and as the premises are not being substantially altered nor is the site being increased, the conditions imposed by the board of estimate under cal. No. 109 dated December 21, 1950, are complied with; and

WHEREAS, the applicant states that the present owner has held title to the property since December 28, 1945; that the assessed valuation of land is \$175,000 and of the building \$285,000 making a total of \$460,000; that the building was erected in 1925; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 9, 1934, as thereafter amended by resolutions adopted through February 5, 1946, by adding thereto:

"that in the event the owner desires to occupy the second floor for light factory work, such use may be permitted under section 7e for a term of five years, substantially as proposed and as indicated on plans filed with this application, marked 'Received July 22, 1954', 6 sheets, as amended by revised plan marked 'Received May 25, 1955', 1 sheet, *on condition* that all machines used in connection with the light manufacturing of the needle-work type as proposed shall be located along the street fronts of Broadway and Sherman avenue, as indicated on revised plan; that the spaces within the residence use district toward the north and east shall be occupied as proposed and shown thereon; that such spaces shall be separated by fireproof walls of not less than 4 in. concrete block from floor to ceiling; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto other than as previously modified by resolutions above

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cited except that factory use as herein permitted for second floor shall be in complete substitution for garage use previously permitted on such floor and that all permits required shall be obtained and all work completed within six months from the date of this amended resolution."

751-39-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application March 29, 1955 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business and unrestricted use district the addition of motor vehicle repairs and the parking of motor vehicles awaiting service to existing gasoline service station, lubritorium, auto laundry and office (previously granted by the Board, extension of gasoline station into business use portion of plot).

PREMISES AFFECTED—925 Hunts Point avenue, south side, from Southern boulevard to Bruckner boulevard, Block 2735, Lot 20, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on April 19, 1955 subject to regular procedure, to consider additional use; and

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice of publication in the bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Hunts Point avenue are in business and unrestricted use, B area, class 1½ height districts; Southern boulevard is in a business use, B area, class 1½ height district; Bruckner boulevard is in an unrestricted use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated March 16, 1955 acting on Alt. Applic. 206-55, reads:

"1. The erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), minor auto repair shop with hand tools only and the parking of motor vehicles awaiting service partly in a business use district and partly in an unrestricted use district is contrary to Art. 2 Sec. 4A (15) (29) (46) of the Zoning Resolution. The additional uses of minor auto repairing with hand tools only and the parking of motor vehicles awaiting service is contrary to resolution Bd of S&A, Cal. #751-39-BZ, which only permitted a gasoline service station, lubritorium and auto laundry."

and

WHEREAS, the applicant states that the premises consist of a plot, 205.16 ft. and 62.09 ft. frontage by 106.8 ft. in depth, on which is located a gasoline service station for which certificate of occupancy No. 2182-41 has been filed; that it is proposed to add the use of motor vehicle repairs and the parking of motor vehicles awaiting service; and

WHEREAS, the applicant further states that the rear of the plot is 200 ft. wide; that on July 25, 1916 Southern boulevard was zoned business use for a depth of 100 ft. and Bruckner boulevard was zoned unrestricted use for a depth of 100 ft. and therefore the subject plot is located one-half in the business use district and one-half as a conforming use; that in 1916 the class height was 1½, B area, and there have been no zoning changes since that time; that the site does not contravene sections 21A and 7A of the zoning resolution; that proposed and existing conditions are shown on one plan filed with this application inasmuch as same has no cost and

no work is contemplated; that the present owner purchased this gas station on November 10, 1938; that the station has been in continuous operation and annual permits have been obtained from the fire department; that the present station as permitted by the Board under Cal. No. 751-39-BZ was erected under N.B. Applic. 446-39 and certificate of occupancy 2182 was issued March 31, 1941; that fire department permit No. 234696 is now in force and this permit expires in May, 1955; and

WHEREAS, the applicant states that the present owner has held title to the property since November 10, 1938; that the assessed valuation of land is \$92,000 and of the building \$13,000 making a total of \$105,000; that the building was erected in 1940; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 10, 1939 by adding thereto:

"that there may also be parking of motor vehicles awaiting service and minor repairing with hand tools only, within the accessory building; as proposed and as shown on revised plans filed with this application, Volume II, marked, 'Received, March 29, 1955' (3 sheets) and 'June 3, 1955' (one sheet), on condition that in all other respects the resolution above cited shall be complied with; and that all permits shall be obtained and all work completed within six months from the date of this resolution, and a revised Certificate of Occupancy shall be obtained."

165-48-BZ—Vol. III

APPLICANT—Paul Trapani, for Victor Minichiello, owner.

SUBJECT—Application December 22, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the extension in use of existing gasoline service station and motor vehicle repair shop (previously granted by the Board, the reconstruction of existing gasoline service station), for a term of ten years the erection and maintenance of an automatic auto laundry (previously amended by the Board to increase area of site and permit the erection of an automatic auto laundry—not built), and to erect and maintain an additional motor vehicle repair shop, front end alignment and a store for sale of accessories.

PREMISES AFFECTED—2580 Gunther avenue and 1738 Gunhill road, southeast corner, Block 4494, Lots 44 and 46, Borough of the Bronx.

APPEARANCES—

For Applicant: Paul Trapani.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. III on January 18, 1955 subject to regular procedure, to consider extension of use; and

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Gunhill road are in a business use, D area, class 1 height district; Gunther avenue is in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 7, 1954 acting on Alt. Applic. 972-54, reads:

"1. In a business district the extension of the existing gas station & repair shop (hand tools only) to in-

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clude car washing (granted by Bd. of S & A Cal. No. 165-48-BZ Vol. II N. B. 696/53 but not built), repair shop and store for auto accessories is contrary to Art. II, Sec. 4 (29) (46) & (52) Zoning Resolution and to the Bd. of S & A Cal. #165-48-BZ and 165-48-BZ Vol. II."

and

WHEREAS, the applicant states that the premises consist of a plot, 122 ft. frontage by 125 ft. in depth, irregular, on which now exist three buildings, all accessory to each other; that these buildings consist of a one story brick building used as a gas station and restaurant and motor vehicle repair shop, a one story residence occupied by the owner and a two car garage; that the use zone has been unrestricted since 1938 the zone was changed to business; that in 1948 under the zoning resolution was enacted, but on November 28, Cal. No. 165-48-BZ, the Board granted permission to tear down the existing gas station and open grease pit and erect a new modern gasoline station, restaurant and lubritorium; that this has been built and certificate of occupancy No. 6461-49 obtained; and

WHEREAS, the applicant further states that in November 1953 an application was filed as Cal. No. 165-48 to erect a one story brick building 16 ft. 8 in. wide by 40 ft. in depth, to be used as an auto laundry as accessory to the present gas station, repair shop and diner, which was granted on July 13, 1954; that this building has not yet been erected as the owner finds that he needs a larger repair shop in conjunction with his work; that it is now proposed to erect the auto laundry and fill in the space between the laundry and the present building with additional space for auto repairs and front end alignment and a store for sale of accessories; and

WHEREAS, the applicant contends that this section is about 95% undeveloped; that within the 500 ft. radius there are only 10 buildings, most of them of non-conforming use, as follows: block 4806, lots 1, 6 and 7—gas stations and auto washing; lots 44 and 46—blacksmith; lot 42—gas station; lot 38—auto wrecking yard; that Gunhill road is the only street in the area which is cut through; that it is the truck and passenger road for cars going to and leaving Bruckner boulevard and Hutchinson River parkway, both to the east; that the owner's business consists mainly in servicing trucks, and while the drivers stop off at his lunch room, they want their trucks washed and repaired; that the gas station across the street has this facility and the owner needs this use to keep his customers; that he also needs more work space in repairing cars and trucks and rather than continue to do so on the vacant land, would like to cover the space between the proposed laundry and the present building; that in view of the fact that the owner has had possession of the major part of the property since 1928, ten years before the zone change, and it is now being used as a gas station and repair shop, which is a non-conforming use, the proposed additional use for car washing and motor vehicle repair shop would in no way change the character of the neighborhood; that it is proposed to modernize the front of the present building and tie it in with the proposed extension so that it will present a neat and uniform appearance; and

WHEREAS, the applicant states that the present owner has held title to lot 46 since November 1928 and to lot 44 since September 1952; that the assessed valuation of land is \$13,000 and of the building \$15,000 making a total of \$28,000; that the building was erected in 1949; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1948, under Volume 1, and the amendment adopted on July 27, 1954 by adding thereto:

"that in the event the automatic laundry, as permitted by the Board by resolution adopted July 27, 1954, has not been constructed and the owner desires to construct such building in conjunction with an addition to the present restaurant and repair shop as now proposed and as indicated on plans filed with this application,

Volume III, marked "Received, December 22, 1954" (4 sheets) such extension may be permitted *on condition* that in all other respects the requirements of the Building Code and the Zoning Resolution shall be complied with; that repairs shall be maintained solely within the accessory building and shall be mainly with hand tools for adjustment; that in all other respects the buildings and occupancies shall comply with the requirements as cited in the resolutions above stated; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution."

701-52-BZ—Vol. II

APPLICANT—Samuel Carr, for Franshir Realty Co., Inc., owner.

SUBJECT—Application reopened May 24, 1955 for consideration of amendment as to reduction in height—re (decision of the borough superintendent) previously granted on condition under sections 7c and 21 of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a business building using more than the area permitted.

PREMISES AFFECTED—37-11 48th avenue, northwest corner of 38th street, Block 228, Lot 1, formerly Lots 1 and 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Samuel Carr and Harold G. Abbey.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Kcating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, on December 16, 1952 this application (Vol. I) was withdrawn by the Board, without prejudice, under sections 7c, 7e and 21 of the zoning resolution, to permit in a residence and business use, B area district, the erection and maintenance of a business building, using more than the area permitted, affecting premises 37-11 48th avenue, northwest corner of 38th street, Block 228, Lot 1, Long Island City, Borough of Queens; and

WHEREAS, on March 3, 1953 application was reopened as Vol. II and restored to the docket, based on corrected plans, subject to regular procedure; and

WHEREAS, on July 14, 1953 application was granted on condition under section 7c to permit an extension of business use into the more restricted area, and under 21 as to extension of area; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution; and

WHEREAS, this application was reopened on May 24, 1955 and set for hearing on June 14, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated March 10, 1955 acting on N. B. Applic. 5238-52, reads:

"1. Board of Standards and Appeals approval 701-52-BZ grants approval for erection of 2nd story—proposed omission of 2nd story should be submitted to Board of Standards and Appeals for approval."

and

WHEREAS, the applicant states that due to a revision in the requirements of the lessee of the proposed building, it was found necessary to omit the construction of the second story of said structure at the present time; that the borough superintendent could not grant such permission since it would represent a deviation from the variance as originally granted; that upon investigation and discussion of this problem with a staff engineer of the Board, it was suggested that the request for approval by the Board for the deletion

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of the 2nd story of the proposed building be put in the form of a standard application; that deviations from the requirements of the variation as granted under Cal. No. 701-52-BZ, Vol. II are that the 1st story of the proposed structure be erected at the present time, and that it be of class 1 fireproof construction; that aside from these deviations, the proposed building will remain essentially the same as originally proposed; that all requirements as stipulated within the body of the variance shall be otherwise strictly adhered to; that all requested deviations to the structure will not alter nor in any way affect the intent of the proposed building as stated in the resolution; that it is also requested that the Board, in its decision to grant this deviation, do so without prejudice to the addition of the 2nd story as originally proposed at some later date; that permission is requested that the original application be reopened and the resolution amended so as to permit a one story structure as being within the limitations as set forth in the variation originally granted.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1953, only as to the height of the proposed building, so that as amended this portion of the resolution will read:

"that in the event the owner desires to erect the building one story in height instead of two stories as heretofore permitted, such change in height may be permitted provided the building complies in all other respects with all laws, rules and regulations applicable thereto and to all other requirements of the resolution adopted by the Board on July 14, 1953; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution."

879-54-BZ

APPLICANT—Lama, Proskauer and Prober, for D. Lacy Dayton, owner.

SUBJECT—Application November 16, 1954 (decision of the borough superintendent), under sections 7e and 7h of the zoning resolution, to permit in a residence and business use district, for a term of ten years, the parking and storage of motor vehicles.

PREMISES AFFECTED—213-41 to 213-47 (213-45 official) 40th avenue and 39-34 to 39-44 Corporal Stone street, northwest corner, Block 6241, Lot 33, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Anna Anhof and Clara A. Watson.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; laid over to June 14, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, 40th avenue and Corporal Stone street are in residence and business use, D area, class 1 height districts; and

WHEREAS, the decision of the borough superintendent, dated November 1, 1954 acting on Alt. Applic. 2269-54, reads:

"1. The parking & storage of motor vehicles on a plot partially in a Bus. Use Zone & partially in a Res. Use Zone is contrary to Art. 2 Sec. 3 of the Zone Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 60 ft. frontage by 100 ft. in depth, presently vacant;

that part of the premises within 100 ft. of Bell boulevard is in a business use district and the balance is in a residence use district; that it is proposed to use the premises for parking and storage of motor vehicles and to erect a 7 ft. by 7 ft. frame office for the parking attendant's use; and

WHEREAS, the applicant contends that the parking situation in this area is acute and the proposal will help alleviate this condition; that the many stores, churches and theatres in this area without parking facilities have created an acute need for additional parking space; that the proposed parking lot will be graded to the street grade and paved with cinders and will be entirely enclosed with a 5 ft. woven wire fence, except for one 20 ft. opening on 40th avenue; and

WHEREAS, the applicant states that the present owner has held title to the property since January 3, 1954 and that the assessed valuation of land is \$6,500; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended that the application be granted under conditions that will protect the adjoining owners; and

WHEREAS, the applicant states the parking use is primarily for parking cars of his employees located adjacent to plot; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7h for a term of five years, to permit the premises to be occupied for the transient parking of motor vehicles, substantially as proposed and as indicated on plans filed with this application marked "Received November 16, 1954", 3 sheets, *on condition* that all uses on the premises shall be removed and the premises leveled substantially to the grade of 40th avenue, and shall be surfaced with steam cinders or clean gravel, treated with a binder and properly rolled; that there shall be erected on lot lines where walls of adjoining buildings on the lot line do not occur a woven wire fence of the chain link type erected on a masonry base to a total height of not less than 5 ft. 6 inches; that attached to such fence along Corporal Stone street and along the interior lot line to the north, there shall be a split sapling fence for the full height with the face of same toward the exterior; that there shall be no openings in such fence except one to 40th avenue, not more than 15 feet in width with curb cut opposite, of similar width; that during the term of this variance the premises shall be used for no other use and no buildings shall be erected thereon except there may be a building near the entrance, one story in height, of frame construction, for use as a shelter and office for the attendant which building shall meet the requirements of the Building Code therefor; that such portable fire-fighting appliances shall be installed as the fire commissioner shall direct; that signs shall be restricted to a sign attached to the fence at the entrance, not illuminated and not extending beyond the building line and not exceeding 25 sq. ft. in area advertising only the use and rates charged and such other information as may be required by the commissioner of licenses; and that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

915-54-BZ

APPLICANT—Reuben A. Lazarus, for Sullivan-Richards, Inc., owner.

SUBJECT—Application December 3, 1954 (decision of the borough superintendent), under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—235-239 West 22nd street, north side, 276 ft. 9 in. west of 7th avenue, Block 772, Lots 25, 26 and 27, Borough of Manhattan.

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APPEARANCES—

For Applicant: Reuben A. Lazarus, J. Alan Harris and J. Sweet.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; laid over to June 14, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a residence use, B area, class 1½ height district; West 22nd street is in residence and retail use, B area, class 1½ height districts; 7th avenue is in a retail use, B area, class 1½ height district; and

WHEREAS, the decision of the borough superintendent, dated November 12, 1954, acting on Alt. Applic. 1884-54 and superseded by amendment to Alt. Applic. 1884-54 dated March 29, 1955, reads:

"1. Proposed parking lot for motor vehicles is contrary to Art. II, Sect. 3 of the zoning resolution. Reconsideration of this objection was denied on 11/12/54. It will not be further considered."

and

WHEREAS, the applicant states that the premises consist of a plot, 48 ft. 3½ in. frontage by 98 ft. 9 in. in depth, on which are located three buildings, each 4 stories in height, which originally were built for one family homes but occupied as rooming houses until recently; that their condition became so run down and undesirable, although every reasonable effort was made by the owner to maintain the same, that in the interest of safety the owner has closed two of the three buildings, keeping them vacant and unoccupied, and is in the process of having the third building, No. 235, similarly vacated; that it is proposed to demolish the three buildings and utilize the resulting space as a parking lot for motor vehicles; and

WHEREAS, the applicant contends that the previous use of the existing buildings, together with similar uses by most of the other buildings on the block in question, has resulted in a general deterioration of the neighborhood; that permitting the demolition of said buildings and an economic use of the land will be of benefit to the immediate area; that although this area is zoned for residence, it is truly a residence area in name only; that the property in question is between 7th and 8th avenues on the north side of 22nd street and is on the fringe of an area which becomes hopelessly congested during the business hours of each working day; that in addition, the West Side highway, having an entrance for north-bound traffic on 22nd street and an exit for south-bound traffic at or near the same place, causes a heavy flow of vehicles; that therefore the use of the property in question as a public parking lot will be extremely beneficial to all persons doing business in the area; and

WHEREAS, the applicant states that the present owner has held title to the property since March 21, 1952; that the assessed valuation of land is \$31,500 and of the buildings \$16,500 making a total of \$48,000; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the applicant has stated that he proposes to demolish two or more adjoining houses and file a new application to add to this parking lot and that the present lot will not be used meanwhile; and

WHEREAS, the Board found that this was an appropriate case, in view of the applicant's statement, in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the zoning resolution and that the application be and it hereby is granted under Section 7h for a term of five years, to permit the premises to be occupied for the parking and storage of motor vehicles, of the pleasure car type only as proposed and as indicated on plans filed with this application marked "Received December 3, 1954", 2 sheets, and "March 29, 1955", 1 sheet, on condition that the adjoining lots proposed to be occupied for the same use shall be submitted to the Board by regular application in the usual course for inclusion with this lot; that in the meantime these premises may be occupied for the parking and storage of motor vehicles, on condition that they are leveled substantially to the grade of West 22nd street, surfaced with steam gravel or clean cinders, treated with a binder and properly rolled; that on all interior lot lines where walls of adjoining buildings do not occur there shall be erected a woven wire fence of the chain link type, not less than 5 ft. 6 in. in height; that a similar fence shall be erected on the street building line with no opening therein except one, not more than 14 ft. in width, with curb cut opposite of similar width, for exit and entrance; that such opening shall be fitted with gates which shall be closed when the parking lot is not in operation; that during the term of this variance, the premises shall be occupied for no other use than as herein permitted and no building shall be erected thereon except there may be a frame building, one story in height, not exceeding 100 square feet in area, to be used solely as an office and shelter for the attendant; that such building shall be located near the entrance as shown on plans; that the sidewalk in front of the premises shall be repaired or reconstructed to the satisfaction of the borough president; that signs shall be restricted to one sign attached to the fence near the entrance not exceeding 25 square feet, not illuminated nor extending beyond the building line advertising only the parking use, the rates charged and such other information as may be required by the Commissioner of Licenses; that such portable firefighting appliances shall be installed as the fire commissioner shall direct; that all permits required shall be obtained and all work completed and a certificate of occupancy obtained within six months from the date of this resolution.

978-54-BZ

APPLICANT—Max G. Rome, for Board of Education of City of New York, owner.

SUBJECT—Application December 29, 1954 (decision of the borough superintendent), under sections 7f, 7i and 21 of the zoning resolution, to permit in a retail use district the use of portion of first floor for the parking and storage of city owned (Board of Education) and employees' passenger cars, with greasing and minor motor vehicle repairs to the city owned cars.

PREMISES AFFECTED—131 Livingston street, north side, 132 ft. 6 in. east of Red Hook lane (Pearl street) and 409 Red Hook lane, Block 154, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Max G. Rome.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating 3

Negative 0

Absent: Deputy Chief Connolly 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a retail use, B area, class 2

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height district; Red Hook lane is in restricted retail and retail use, B area, class 2 height districts; Livingston street is in retail and business use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated December 3, 1954 acting on Alt. Applic. 2535-54, reads:

"1. The proposed use of portion of the 1st floor of this bldg. located in a retail use district for garage for the parking and storage of 35 occupants and employees' passenger cars with greasing and minor repairs to keep Bd. of Education cars in running condition is contrary to Art. 11 Sect. 4-A of the Zoning Res."

and

WHEREAS, the applicant states that the premises consist of a plot, 65 ft. frontage by 166 ft. 8 in. in depth, irregular, on which is located a building 65 ft. frontage by 166 ft. 8 in. in depth on Livingston street and 76 ft. frontage by 140 ft. 8 in. in depth, on Red Hook lane, of class 1 construction six stories and cellar, now located in a retail use district, which prior to July 28, 1952 had been a business use district; that this building was erected in 1907 as a storage and office building for the Board of Education, with predominantly storage areas on all of the lower floors and the 6th floor arranged exclusively for offices; that it is proposed to use portion of 1st floor for parking of employees' and Board of Education motor vehicles; that it is further proposed to service (greasing) and make minor motor vehicle repairs on city owned cars; and

WHEREAS, the applicant further states that there are no records available which indicate the time or extent of the original garage installation; that under Alt. Applic. 9761-22, an approval was obtained from the department of housing and buildings for increasing the area of the garage so as to accommodate five cars; that on November 17, 1935 the fire department issued permit No. B60323 which indicated a capacity of 15 cars; that under Alt. Applic. 340-42 approval was obtained for enlarging the existing car storage space on the 1st floor and while this application did not indicate a specific increase in the number of cars to be stored, the approved drawing did indicate the extent of the enlargement of the car storage space, which is the same area that is in use today; that certificate of occupancy was never obtained for this alteration; that on February 9, 1945 the fire department issued permit No. B257154 which indicated a capacity of 20 cars and on December 15, 1945 issued permit No. B312692 which also indicated a capacity of 20 cars; that on October 28, 1954 the department of housing and buildings approved Alt. Applic. 2535-54 which provided that the existing storage and office building will be converted so that the 4th, 5th and 6th floors will be used exclusively for offices and the remaining occupancy of the building will be unchanged; that the present 1st floor parking of occupant and employee passenger cars only, will continue to be used as such; that this work is now under construction; that on November 17, 1954 an amendment to Alt. Applic. 2535-54 was filed which provided for a proposed change in occupancy of the portion of the 1st floor now indicated to be used as parking of occupant and employee passenger cars only, to garage for the parking and storage of 35 occupant and employee passenger cars only, and existing lift to be used for greasing and minor repairs to keep Board of Education cars in running condition; that in acting on this amendment the department of housing and buildings denied request for reconsideration; and

WHEREAS, the applicant contends that it is neither proposed nor necessary to do any work to provide for this change in use because the Board of Education had assumed that the prior approvals obtained constituted legal use and therefore has been utilizing the space accordingly for the past 14 years; that during the past 14 years, the use of this garage by the Board of Education space has not produced a single complaint by any of the surrounding property owners; that the previous domination of storage space in this building resulted in considerable trucking movement; that the storage area in this building is now being reduced by approximately 50% thereby assuring a corresponding de-

sirable decrease in trucking movement; that the garage space involved in this appeal is an important adjunct to the proper administration of the extensive education system, including its buildings, and this administration is greatly facilitated by the present proximity (approximately 250 ft.) of the garage space to the main headquarters building at 110 Livingston street; that because of the benefits which will accrue to the people of the City of New York, it is requested that the Board grant the variance which would permit the Board of Education to continue its proposed use of the space involved; and

WHEREAS, the applicant states that the present owner has held title to lot 16 since June 22, 1891; lot 17, April 13, 1891; lot 18, May 5, 1925; lot 25, January 8, 1954; that the assessed valuation of land is \$125,000 and of the building \$375,000 making a total of \$500,000; that the building was erected in 1907; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7f for a term of ten years to permit the storage of motor vehicles, as proposed and as indicated on plans filed with this application marked, "Received, December 29, 1954" (11 sheets) and to permit parking in the location as proposed and as indicated on such plans, and under Section 7i, to permit servicing of passenger cars belonging to the Board of Education and its employees and to include minor repairs with hand tools only, in the spaces as proposed, *on condition* that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; that gasoline storage on the premises as may be permitted by the Fire Commissioner solely for use by City owned automobiles under proper license therefor provided there is no sale to the public; and that all permits shall be obtained and all work completed within six months and revised Certificate of Occupancy shall be obtained.

979-54-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application December 29, 1954 (decision of the borough superintendent), under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing gasoline service station, lubricatorium and auto laundry (non-automatic), and to permit the addition of motor vehicle repairs and the parking of motor vehicles awaiting service.

PREMISES AFFECTED—5961 Broadway, southwest corner of 242nd street, Block 3414, Lots 621, 622 and 626, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Krating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1955 after due notice by publication in the Bulletin; laid over to June 14, 1955, for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, B area, class 1 height district; Broadway and West 242nd street are in residence, retail and business use, B area, class 1 height districts; and

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WHEREAS, the decision of the borough superintendent, dated December 27, 1954 acting on N.B. Applic. 1451-54, reads:

"1. The reconstruction of a gasoline service station, lubritorium and auto laundry (non automatic) and the additional uses of motor auto repairing with hand tools only and the parking of motor vehicles awaiting service in a business use district is contrary to Art. II Sec. 4a of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 101.24 ft. and 100.87 ft. frontage by 100 ft. and 125 ft. in depth, irregular, on which is located a gasoline service station, lubritorium, car wash and office, with two 1-story structures used as office and garage; that it is proposed to reconstruct the existing gasoline station and demolish existing office and erect a structure 45 ft. by 28 ft. 8 in., one story, 14 ft. in height, of class 3 construction, to be used as lubritorium, auto laundry, motor vehicle repairs and office; that it is also proposed to have the present garage remain; and

WHEREAS, the applicant states that the plot known as block 3414, lots 621, 622 and 626 are now in the process of being combined into a single lot; that the owner purchased this gas station December 5, 1947 at a cost of \$70,000 and fire department and building department records show that the gas station was established prior to effective zoning on June 15, 1925 for this use in a business use district; that on July 25, 1916, Broadway as well as West 242nd street were zoned for business use for a depth of 100 ft., class 1½ height district and B area; that under amendment No. 2108, CPC 10107, effective January 14, 1954 the entire block was zoned for business use with the exception of a 100 ft. strip along Manhattan College parkway, formerly Spuyten Duyvil parkway; that the height class was changed from 1¼ to 1; that section 7A of the zoning resolution does not apply inasmuch as no curb cut or other restriction is within 75 ft. of a residence use district and there has been no change in the area district; and

WHEREAS, the applicant contends that fire department records, both old folder number and new account number, show that this gas station has been in continuous operation since 1921 and permits have been issued annually; that the metes and bounds given are similar to the present application and there will be no increase in area; that building department records show Slip Applic. No. 829-22 was approved November 24, 1922 for an extension to the present 10 ft. by 14 ft. metal building for use as an office in connection with existing gas station; that N.B. Applic. 545-25 was approved May 15, 1925 for the 25 ft. by 45 ft. concrete block building for use as a 4-car garage, metes and bounds being similar to the area in the present application; that existing conditions consist of the aforementioned metal building used as an office in conjunction with the gas station, the 25 ft. by 45 ft. concrete block 4-car garage, six 550 gallon gas tanks, one outside grease pit, one outside hydraulic lift, four gas pumps set on two concrete pump islands, a granite block retaining wall between 3 ft. and 4 ft. high along the southerly lot line of the property, a wooden lattice fence and a row of hedges to the rear of the present office building, one 38 ft. 6 in. and one 16 ft. curb cut on Broadway and one 49 ft. 6 in. and one 44 ft. 4 in. curb cut on West 242nd street; that proposed conditions provide for regrading the site substantially to the level of the adjoining streets, the removal of the present metal office building, the removal of the outside hydraulic lift and grease pit, the permanently sealing or removing the present six 550 gallon gas tanks, the removal of the wood lattice fence, the removal of the present gasoline pump islands and the repairing of the doors in the present 4-car garage building; that it is also proposed to erect a new 2-bay accessory building, 45 ft. by 28 ft. 8 in. for use, as sales office, combination heater and storage room, rest rooms, a one bay non-automatic car wash, a one-bay lubritorium and minor repair shop; that the new building will be finished on the two street fronts with porcelain enamel on masonry; that the present legally permitted building used

as a 4-car garage is to remain; that it is proposed to install ten new 550 gallon gas tanks together with two dual and two single dispensing pumps, set on concrete pump islands 15 ft. back from the street lot lines and to install one 550 gallon waste oil tank and one 550 gallon fuel oil tank together with an approved type ceiling suspended furnace for heating purposes; that it is proposed to erect two brand signs, one on Broadway and one on West 242nd street, to re-use the present stone wall along the southerly lot line and to erect anew masonry wall along the westerly lot line where not occupied by adjoining building; that the new wall as well as the altered wall will have wrought iron pickets on top to a total height of 5 ft. 6 in.; that new bituminous paving will be installed in portions of the yard and sidewalk areas, and sidewalks will be repaired or new ones installed as required; that existing curb cuts will be rearranged so that the present four cuts shall be reduced to one 35 ft. cut, 5 ft. from the southerly lot line on Broadway and two 30 ft. cuts on West 242nd street; that competitive demands require the modernization of this outlet; and

WHEREAS, the applicant states that the present owner has held title to the property since December 5, 1947; that the assessed valuation of land is \$55,000 and of the building \$5,000 making a total of \$60,000; that the building was erected 1924; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c, to permit the lawfully existing gasoline service station to be reconstructed and rearranged, substantially as proposed and as indicated on plans filed with this application, marked "Received May 16, 1955", 5 sheets, *on condition* that all buildings proposed to be removed shall be removed and the premises constructed and arranged as indicated on such plans; that the accessory building shall be of the size, location and design as proposed, except that the exterior shall be of face brick facing the streets and the balance may be of painted common brick; that there shall be no cellar under the accessory building and it shall comply with the requirements of the Building Code in all respects; that on the rear lot line to the west there shall be a masonry wall constructed in line with the brick wall of existing building on lot 619; that such wall shall be not less than 5 ft. 6 in. in height; that along the southerly wall where walls of adjoining buildings do not occur on the lot line, there shall be erected as proposed a masonry wall with a steel picket fence on top to a total height of 5 ft. 6 inches; that curb cuts shall be restricted to the existing and proposed cuts shown on plans of proposed conditions, erected where shown thereon; that the sidewalk and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the borough president; that pumps shall be of an approved low type, located not nearer than 15 feet to the street building line; that the number of approved gasoline storage tanks shall not exceed ten 550 gallon tanks; that such portable fire-fighting appliances shall be maintained as the fire commissioner shall direct; that under section 7i there may be motor vehicle repairing with hand tools only for adjustments made solely within the accessory building; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and the illuminated globes of the pumps, excluding all roof signs and temporary signs, but permitting the erection of a post standard for supporting a sign which may be illuminated, advertising only the brand of gasoline on sale, but permitting such sign to extend beyond the building line for a distance of not over 4 feet; that such sign shall be erected on the curved portion of the lot adjacent to Broadway and 242nd street so as to be read from both

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streets; that under section 7c there may be parking of motor vehicles awaiting service; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution.

Adjourned: 1:15 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 14, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

661-46-A—Vol. II

APPLICANT—Herman E. Horwood, for W. A. & W. O. Kaiser Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to a new decision as to exits—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—412-414 6th avenue (Avenue of the Americas) east side, 43 ft. 8 in. south of West 9th street, Block 572, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure to consider proposal as to exits.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, d/b/a St. Albans Nursing Home.

SUBJECT—Application reopened April 12, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Anne Landess and Ben E. Landess.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings and Joseph A. Sweeney, Dept. of Hospitals.

ACTION OF BOARD—Laid over to July 12, 1955, at 2 P. M. for inspection and decision.

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: H. M. Karson and G. J. Melikian.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 2 P. M., for inspection and decision.

90-55-A

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.

SUBJECT—Application February 8, 1955—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1 (Julia Richman High School), Borough of Manhattan.

APPEARANCES—

For Applicant: Max G. Rome and Edward A. Hoffer.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 12, 1955, at 2 P. M., for inspection and decision.

286-55-A

APPLICANT—Joseph Lau for 2338 Third Avenue Corp., owner.

SUBJECT—Application April 11, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2338 3rd avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 2 P. M., for inspection and decision.

202-30-BZ—Vol. II

APPLICANT—A. L. Andujar, for Porter Holding Corp., owner (The Texas Company, lessee).

SUBJECT—Application for consideration—reopening as to amendment to use of face brick and change in wall design—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the reconstruction and extension of existing gasoline service station (previously granted by the Board) to include additional uses of auto laundry (non-automatic), motor vehicle repair shop and the parking of motor vehicles waiting to be serviced.

PREMISES AFFECTED—220-06 Northern boulevard, south side, from 220th street to 220th place, Block 7473, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 1, 1955, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1955, by adding thereto:

"that in the event the owner desires to face the accessory building with face brick and to construct the lot line walls as required to a height of 5 ft. 6 in., faced with similar brick except where it is required to carry the walls to a higher point, as indicated on revised plan marked 'Received June 1, 1955', (1 sheet), such wall due to the grade conditions may be constructed as shown thereon and the return of the wall on each street

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may be six feet, *on condition* that in all other respects the resolution above cited shall be complied with." (N.B. 1868/54)

11-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Fay Beinstock, owner (Bolton McLucas, lessee).

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, the change of use from plumbing supplies to plumbing supplies and the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—277-293 Chester street, east side, 187.74 ft. north of Dumont avenue, Block 3560, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 29, 1951, on certain conditions; and

WHEREAS, the term of variance was extended on June 9, 1953; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on April 27, 1954; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 29, 1951, as thereafter *amended* by resolutions adopted through April 27, 1954, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 3178/50)

309-40-BZ—Vol. I

APPLICANT—Lama, Proskauer and Prober, for Domenick Salzone, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7h of the zoning resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—125-127 Carroll street, north side, 129 ft. west of Henry Street, Block 349, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I, on February 11, 1941, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on June 30, 1953; and

WHEREAS, the applicant requested an extension of the term of variance; and

WHEREAS, the applicant stated that no work has been done, as permitted under Volume II.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 11, 1941, as thereafter *amended* by resolutions adopted through June 30, 1953, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of two years from the date of this *amended* resolution, to permit; that other than as herein *amended* the resolutions above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained." (B.N. 3859/39)

587-42-BZ

APPLICANT—Louis R. Siegel, for Dorothy A. Siegel, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—551 East 149th street, and 555 St. Ann's avenue, northwest corner, Block 2276, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Louis R. Siegel.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 19, 1943, on certain conditions; and

WHEREAS, the term of variance was extended from time to time and last extended on November 8, 1950; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1943, as thereafter *amended* by resolutions adopted through November 8, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision i for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects and that a new Certificate of Occupancy shall be obtained." (Alt. 426/42)

604-49-BZ

APPLICANT—Lama, Proskauer and Prober, for George Nintzel, owner.

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SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, the maintenance of ignition repairs, battery charging, auto parts, cleaning, testing room, office and one family, and permitting the parking of more than five motor vehicles waiting to be serviced on open portion of lot.

PREMISES AFFECTED—34-16 31st street, west side, 140.5 ft. south of 34th avenue, Block 607, Lot 35, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 13, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 27, 1950; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1950, as *amended* by resolution adopted on December 27, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution" (Alt. 1460/49).

305-50-BZ

APPLICANT—Frederick A. Ketcher, for Kesbec, Inc., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7h and 7i of the zoning resolution, permitting in a business use district, the reconstruction of existing gasoline service station, to include lubratorium, car washing, motor vehicle repair shop and permitting the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—67-02 to 67-14 Roosevelt avenue and 40-01 to 40-03 67th street, southeast corner, Block 1299, Lot 27, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 11, 1950, on certain conditions; and

WHEREAS, the resolution was amended and time to complete the work was extended on September 18, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1950, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivision h for a term of five years from the date of this *amended* resolution to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (NB 2889/50)

443-50-BZ

APPLICANT—L. M. Kooperstein, for Sheer Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c and 7h of the zoning resolution, permitting in a residence and business use district, the sale and display of used motor vehicles and permitting the parking of patrons' motor vehicles.

PREMISES AFFECTED—66-20 Queens boulevard, southwest corner of Laurel Hill boulevard, Block 2420, Lot 19, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Lillian M. Kooperstein.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 31, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 24, 1951; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 31, 1950, as thereafter *amended* by resolution adopted through April 24, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted under Section 7, Subdivisions c and h for a term of five years from the date of this *amended* resolution to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. 1279/50)

778-50-BZ

APPLICANT—Joseph V. McKee, for Morris Maran and Jerrold Golding, owners.

SUBJECT—Application for consideration—reopening as to amendment as to size of plot—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a business building (stores), for a term of years.

PREMISES AFFECTED—154-25 to 154-57 Horace Harding boulevard and 59-61 154th place, northeast corner, Block 6732, Lot 70, Flushing, Borough of Queens.

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APPEARANCES—

For Applicant: Gilbert Lazerus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended and time to complete extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klei-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 15, 1951, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on May 25, 1954; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 15, 1951, as thereafter amended by resolutions adopted through May 25, 1954, by adding thereto:

"* * * in the event a certain portion of the premises is acquired by the City of New York for the widening of Horace Harding boulevard, that the arrangement of the store building may be as indicated on revised plans marked 'Received June 13, 1955' (4 sheets), and as acted on by the Borough Superintendent under N.B. App. 8335/50, objection dated June 10, 1955, on condition that in all other respects the building shall comply with the requirements of the resolutions above cited; and that all permits required shall be obtained and all work completed within the requirements of Section 22A of the zoning resolution from the date of this amended resolution."

833-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Michael Flax, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, (non-automatic), motor vehicle repairs, storage and sale of accessories and office, and permitting the parking for a term of years and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—5916-5930 Foster avenue and 1512-1524 Ralph avenue, southwest corner, Block 7955, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on December 1, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 8, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 12, 1953, as thereafter amended by resolution adopted on June 8, 1954,

only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this amended resolution" (N.B. 1352/52).

341-53-BZ

APPLICANT—Maxon, Sells and Ficke, for Gold Coast Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 21 and 7A of the zoning resolution, permitting in a residence and business use, B area district, the erection and maintenance of a building to be used as stores and multiple dwelling, using more than the area permitted at curb level and with show windows nearer to residence use district than is permitted.

PREMISES AFFECTED—1439-1509 York avenue, west side, from East 79th to East 80th streets; 431-439 East 79th street and 434-438 East 80th street, Block 1559, Lots 19-30 inclusive, Borough of Manhattan.

APPEARANCES—

For Applicant: Lester H. Maxon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 21, 1953, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 15, 1954; and

WHEREAS, the resolution was amended on April 12, 1955; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 21, 1953, as thereafter amended by resolution adopted on April 12, 1955, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that the work is in process, that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this amended resolution." (N.B. 3/53)

928-53-BZ

APPLICANT—Paul Friedman, for National Life Insurance Co., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, permitting in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing, lubritorium, storage and sale of accessories and office.

PREMISES AFFECTED—1982-1992 Utica avenue and 4914-4924, Avenue L, southwest corner, Block 7847, Lots 44, 46, and 47, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 15, 1954, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on July 27, 1954; and

WHEREAS, revised working drawings, submitted as being in substantial compliance with the Board's requirements, were approved on December 14, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 15, 1954, as thereafter amended by resolutions through December 14, 1954, including approval of revised plans, only so far as it has reference to the time within which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings and work is nearing completion that all permits required and a Certificate of Occupancy shall be obtained and all work completed within six months the requirements of Sections 22A of the Zoning Resolution from the date of this amended resolution." (N.B. App. 1307/53.)

10-54-BZ

APPLICANT—Lama, Proskauer and Prober, for St. Roch's R.C. Church, owner.

SUBJECT—Application for consideration—reopening as to amendment—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f and 7i of the zoning resolution, permitting in a business use district, for a term of twenty years, the erection and maintenance of a class 1 structure to be used as a garage for more than five motor vehicles, lubrication, wheel alignment, brake testing, car washing, accessory sales, loading and unloading berth and office; and permitting the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and permitting the parking and storage of motor vehicles on unbuilt upon portion of the plot.

PREMISES AFFECTED—801-807 4th avenue and 168-196 28th street, southeast corner, Block 665, Lots 6 and 19, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 29, 1954, on certain conditions; and

WHEREAS, the resolution was amended on April 12, 1955 and May 17, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on June 29, 1954, as thereafter amended by resolutions adopted through May 17, 1955, by adding thereto:

"that in the event the premises are leased by the Texaco Oil Company and certain changes in the resolutions above cited are desired, the following changes may be made as now indicated on revised plans marked 'Received May 20, 1955', (1 sheet), as follows:

1. Erection of building 27 ft. 8 in. south of the 28th street building line instead of 12 feet as previously shown.
2. Revision of layout of the building and size of the building as shown on such plans.
3. Installation of two sets of dual pumps of an approved low type erected not nearer than 15 ft. from the building line of 4th avenue in place of six pumps previously proposed.
4. That the building shall be faced with face brick on all exposed sides.

that in all other respects the resolutions above cited shall be complied with." (N.B. 1334/53)

147-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Bruckner Boulevard Leasing Corp., owner.

SUBJECT—Application for consideration—reopening as to amendment of resolution—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7i and 7A of the zoning resolution, permitting in a business use district the maintenance of existing legal high speed (automatic) auto laundry and permitting the erection and maintenance, for a term of fifteen years, of a gasoline service station, lubritorium, motor vehicle repairs, storage and sale of accessories and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—482-504 Utica avenue, west side from Midwood street to Maple street, 842-850 Maple street and 861-871 Midwood street, Block 4589, Lot 95, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954, on certain conditions; and

WHEREAS, the resolution was amended on February 1, 1955; and

WHEREAS, the applicant requested a further amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 26, 1954, by adding thereto:

"that in the event the owner desires to reduce the depth of the gasoline station portion of the lot due to the lease requirements as to space occupied by the auto laundry, such changes may be made as indicated on plans filed with this request marked 'Received June 2, 1955' (1 sheet), and to permit the height of the wall as hereinbefore required to be 5 feet in height between the gasoline station and the portion of the plot occupied as an auto laundry, and to permit the erection of four curb cuts as indicated on such plans, with the first cut on Utica avenue 28 feet from the Midwood street building line as shown thereon; that in all other respects the building and occupancy shall comply with the requirements of the Code and the resolution above stated" (N.B. 22/54)

161-54-BZ

APPLICANT—The Horn & Hardart Company, owner.

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SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7e and 7h of the zoning resolution, permitting in a residence use district, the change in occupancy from open air salesroom for automobiles and parking lot, permitting the erection and maintenance of a commercial building (restaurant and retail food shop), with off-street parking area for patron's and employee's cars, and to permit the erection of business signs.

PREMISES AFFECTED—141-57 Northern boulevard, northwest corner of Parsons boulevard, Block 5002, Lot 74, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: William J. Curtis, J. H. Farrell, John J. McNamara and Carroll H. Schutze.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 27, 1954, on certain conditions; and

WHEREAS, the resolution was amended on November 16, 1954; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 27, 1954, as thereafter *amended* by resolution adopted on November 16, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that they propose to proceed with the erection of the building as soon as possible after plans are approved, that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this *amended* resolution." (N.B. 218/54)

375-54-BZ

APPLICANT—Salvatore Molfetta, owner.

SUBJECT—Application for consideration—reopening as to amendment to heater—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the erection and maintenance of a storage garage, presently used for parking of four trucks on part of plot.

PREMISES AFFECTED—2841 Bruckner boulevard, northwest corner of Quincy street, Block 5306, Lots 103, 104, 107, 109 and 110, Borough of the Bronx.

APPEARANCES—

For Applicant: Frank Zappane and Salvatore Molfetta.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 5, 1954, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1954, only

so far as it has reference to the heating of the building, so that as *amended* this portion of the resolution shall read:

"that any heating equipment arranged for the first floor shall be of an approved overhead ceiling type heater; and that in all other respects the requirements of the resolution above cited shall be complied with." (N.B. 852/53)

519-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Joseph Weiss and Sons, Inc., owners.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7a of the zoning resolution, permitting in a residence and business use district the maintenance of existing use of office and drafting room in building No. 1 in conjunction with monument works and to permit the maintenance of existing steel rolling crane and open storage of granite between buildings No. 1 and No. 2, and to permit building No. 2 to be used for diesel engine in connection with monument works; and to maintain building No. 3 with its present monument works and machinery use and the southern part of lot with its existing steel rolling crane and open monument machinery consisting of a wire saw, and the erection of an additional wire saw alongside of present one in open area.

PREMISES AFFECTED—928-940 Jamaica avenue and 1-35 Lincoln avenue, southeast corner, Block 4109, Lot 91, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that work is approximately 90% completed that all permits required and a certificate of occupancy shall be obtained and all work completed within six months from the date of this *amended* resolution" (N.B. 1305/52).

125-19-BZ—Vol. II

APPLICANT—Paul Friedman, for R. M. H. Realty Corp. and Beulah Shapiro, owners (267 Bay Ridge Avenue Corp., lessee and Marathon Motors Inc., sublessee).

SUBJECT—Application for consideration—reopening as Vol. II as to additional use, subject to regular procedure—re Application (decision of the superintendent of buildings), previously granted on condition, permitting partly in a residence district, the erection of a public garage.

PREMISES AFFECTED—267 Bay Ridge avenue, north side, 107 ft. 8 in. west of 3rd avenue, Block 5863, Lots 34 and 56, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

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ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure to consider additional use.
THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

905-53-BZ—Vol. II

APPLICANT—Paul Trapani, for John Missali, owner.

SUBJECT—Application for consideration—reopening as for rehearing under alleged new facts—re Application (decision of the borough superintendent), previously denied, under sections 7e and 21 of the zoning resolution, to permit in a residence use district the maintenance of an existing one story structure as a commercial building (manufacturing).

PREMISES AFFECTED—900-900A 213th street, south-east corner of Bronxwood avenue, Block 4683, Lot 49, Borough of the Bronx.

APPEARANCES—

For Applicant: Paul Trapani, John R. Damico and John Missale.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, subject to the regular procedure, for rehearing as Vol. II.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

657-40-SM

APPLICANT—Triangle Steel Products Corp., owner-manufacturer.

SUBJECT—Application for consideration—re rescindment of resolution adopted November 12, 1952—re Triangle Three Hour Hollow Metal Fire Door; previously approved.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution of November 12, 1952 rescinded on request of applicant.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this material was approved by the Board, on July 16, 1940, on certain conditions; and

WHEREAS, the resolution was amended in accordance with the report of the Committee on Test, on July 22, 1947; and

WHEREAS, this application was reopened for test and report, subject to regular procedure, on November 12, 1952; and

WHEREAS, the applicant requested a rescindment of the reopening of November 12, 1952.

Resolved, that the action of the Board, on November 12, 1952, be and hereby is *rescinded*.

368-47-SA—Vol. II

APPLICANT—General Machine Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II as to additional models for test and report—re EFM Oil Burner, Models CT-30, CT-55 and CT-120, Gemaco Oil Burner, Models AT-45, AT-75 and AT-100; previously approved.

APPEARANCES—

For Applicant: Frederick L. Hilder.

ACTION OF BOARD—Application reopened as to additional models for test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

Adjourned: 3:35 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on April 26, 1955, as they appeared in Bulletin No. 18, Vol. 40, are hereby corrected to read as follows:

162-38-BZ—Vol. II

APPLICANT—John J. Tricarico, for Paul Nicolopoulos, owner.

SUBJECT—Application November 15, 1954 (decision of the borough superintendent), under section 21 of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use, C area district, the erection of an extension to existing structure using more than the area permitted (previously granted by the Board an extension and to omit required rear yard).

PREMISES AFFECTED—781-787 East 31st street, east side, 40 ft. north of Avenue H, Block 7559, Lot 8, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: Mrs. L. F. Hollenbach.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly 4
Negative 0

THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on December 7, 1954 subject to regular procedure and restored to docket to consider extension in area of proposed addition; and

WHEREAS, a public hearing was held on this application on March 22, 1955 after due notice by publication in the Bulletin; laid over to March 29, 1955, for further hearing, for appearance of the applicant and for inspection; then to April 26, 1955, for inspection and decision without further argument; hearing closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and East 31st street are in residence and business use, C area, class 1¼ height districts; Avenue H is in a business use, C area, class 1¼ height district; and

WHEREAS, the decision of the borough superintendent, dated October 29, 1954 acting on Alt. Applic. 3487-54, reads:

"1. Proposed extension exceeds area for a 'C' district & is contrary to Art. 4 Sect. 13b & 19e of the zone resolution, note these premises were subject to a variation granted by Bd. of Standards & Appeals under 162-38-BZ & 169-41-A."

and

WHEREAS, the applicant states that the premises consist of a plot, 67 ft. 6 in. frontage by 100 ft. in depth, on which is located a one-story brick building, which was granted under Cal. 162-38-BZ and 169-41-A; that the plot is in business and residential use, C area districts; that the use district boundary line between the business use and residence use districts parallel, at 100 ft. north of East 31st street and Avenue H and that this line leaves a small area at the northeast corner of the subject plot in the residence district; that this area, for a distance of 6 ft. 7 in. along the rear lot line and for 28 ft. along the north lot line is

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equal to about 185 sq. ft. and will be kept vacant; and

WHEREAS, the applicant contends that the adjoining property bordering on the south has 100% coverage; that there has been no material change in the community since the original approval by the Board; that the owner has operated the premises continually as a restaurant since the date of purchase in June 1944; that a grant of this application will not adversely affect light or ventilation of any adjoining building and that it is mandatory for the owner to enlarge the building in order to operate his business as an efficient and profitable enterprise; and

WHEREAS, the applicant states that the present owner has held title to the property since June 18, 1944; that the assessed valuation of land is \$27,000 and of the building \$52,000 making a total of \$79,000; that the building was erected in 1941; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and is therefore entitled to relief as to area on the grounds of unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area dis-

trict regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 21 as to extension of area to permit the extension of the building substantially as proposed and as indicated on plans filed with this application marked, "Received, November 15, 1954" (5 sheets) *on condition* that the extension shall not be increased beyond the height and areas as therein proposed; that there shall be no windows on the rear or side lines; that there shall be no *windows* to the adjoining portion of the premises proposed to be unbuilt upon; that such open portion shall be maintained and paved and drained; that suitable fences shall be maintained thereon against such open space on the side lot line and on the rear lot line and that there shall be no skylight in the roof of the proposed extension; that ventilation shall be by mechanical means with equipment venting toward the street; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

* Correction—The word 'openings' changed to '*windows*' in the resolution, as indicated in italics.

PUBLIC HEARING

PROPOSED RULES COVERING DRY CLEANING ESTABLISHMENTS PURSUANT TO THE ZONING RESOLUTION OF THE CITY OF NEW YORK (CAL. 958-47-SR VOL. II)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on *Friday, June 24, 1955*, at 10 A.M., in Room 1013, Municipal Building, Manhattan, on the Proposed Rules Covering Dry Cleaning Establishments, Pursuant to the Zoning Resolution of The City of New York.

These Rules are proposed to supersede those previously proposed under Calendar No. 958-47-SR, Vol. II on which a hearing was held March 12, 1954 and further hearing on March 25, 1955.

Authority

Section 666, Subd. 2 of the Charter of the City of New York and Article V, Section 21 and Article II, Section 4(a), Subd. 53 of the Zoning Resolution of the City of New York.

Application of Rules.

These rules shall be deemed to apply only to those accepted dry cleaning establishments existing or hereafter established, pursuant to Article II, Sections 4(a), Subd. 53, 4-A, 4-B and 4-C of the Zoning Resolution.

These rules shall not be deemed to modify or repeal Chapter 19 of the Administrative Code of the City of New York.

Zoning Resolution.

ARTICLE I—DEFINITIONS

§1. Definitions. * * *

(cc) For the purpose of this resolution, "dry cleaning" includes cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extraction of the solvents therefrom, and drying the same. A "dry cleaning unit" is the machinery or equipment in which textiles, fabrics, garments or other articles are carried through a complete cleaning cycle. A "dry cleaning unit" may consist of one or more detached component machines.

ARTICLE II—USE DISTRICTS

§4. Business Districts. (a) In a business district no building or premises shall be used, and no building shall be erected which is arranged, intended or designed to be used, for any of the following specified trades, industries or uses:

(11) Dyeing establishments.

(53) Dry cleaning establishments, except for establishments which conform to the restrictions set forth below:

(a) Not more than two dry cleaning units shall be installed, and such units shall have an aggregate dry load capacity of not more than 60 pounds, as rated by the Board.

(b) The gross floor area of the dry cleaning establishment, including space used for dry cleaning, pressing and incidental operations, and space used for storage, service of customers and convenience of employees, shall not exceed 2,000 square feet. However, additional space may be used on a lower floor which is either a basement or a cellar, provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles.

(c) No solvent having a flash point less than 138.2 degrees Fahrenheit shall be used, except for incidental removal of spots.

To protect the public health, safety and welfare in accordance with the general purpose and intent of this resolution, to safeguard the character of the predominant types of uses located in the districts affected, and to protect the occupants of nearby residences and other premises from traffic congestion, fire, explosion, vibration, noise, heat, smoke, odors, toxic vapors and other forms of air pollution, the Board, after public notice and hearing, may adopt, and from time to time amend, rules and regulations for the operation and maintenance of dry cleaning establishments permitted under subsections (a), (b) and (c) above. Such rules and regulations may cover inter alia location of entrances to and exits from such establishments, installation of equipment and hours of operation of such establishments. Such rules and regulations may also prescribe the conditions under which such establishments may exist in buildings in which residences are located.

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Any dry cleaning establishment which was in existence prior to January 1, 1953 in any use district to which the provisions of this section apply, may be continued, but no such establishment shall be enlarged or extended, nor shall the capacity of its dry cleaning units be enlarged, except in conformity with all the provisions of this section. Such existing establishments shall be subject to the aforesaid rules and regulations of the Board.

Section 4-A. Retail Districts. In a retail district the same regulations and restrictions shall apply as are provided for business districts except that no manufacturing or treatment of products shall be carried on other than such as are incidental to the conduct of a retail business conducted on the premises, or such other manufacturing as is now permitted in a business district, provided that in such other manufacturing not more than five per cent (5%) of the total floor space of the building is so used. However, any use or uses specifically authorized under the provisions of §3 (10) shall be permitted in a retail district. In addition, dry cleaning establishments conforming to the provisions of §4(a) (53) shall be permitted in a retail district, provided such establishments are for retail purposes where services are performed directly for consumers or for transient hotels, or as an accessory use in transient hotels and department stores.

Section 4-B. Restricted Retail Districts. In a restricted retail district, the same regulations and restrictions shall apply as are provided for retail districts except, that in a restricted retail district no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any of the following purposes:

(j) Dry cleaning establishments, other than an establishment conforming to the provisions of §4-A, which is located in a passenger terminal, or as an accessory use in a transient hotel or a department store.

Section 4-C. Local Retail Districts. In a local retail district, the same regulations and restrictions shall apply below the level of that first story ceiling as are provided for restricted retail districts, except that no manufacturing of any kind shall be permitted; and no building shall be erected or structurally altered which is arranged, intended or designed to be used above the level of the first story ceiling for any use not permitted in a residence district. However, the provisions of this section shall not apply to projects authorized pursuant to §3 (10) of this resolution. In addition, the provisions of §4-B(j) shall not apply, and dry cleaning establishments conforming to the provisions of §4-A shall be permitted in local retail districts.

Rule 1. Definitions.

For the purpose of these Rules, the following definitions shall apply.

- 1.1. The term "dry cleaning establishment" shall mean any room, place or space in which dry cleaning is performed, as defined in the Zoning Resolution.
 - 1.1.1. Dry Cleaning establishments to which these Rules shall apply shall be divided into two classes: Class A and Class B.
 - 1.1.2. Class A dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall be non-inflammable and non-combustible when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.
 - 1.1.3. Class B dry cleaning establishments shall mean dry cleaning establishments in which the dry cleaning solvent used in the dry cleaning unit shall have a flashpoint of not lower than 138.2 F. when tested in a tagliabue open cup tester and as rated by the Fire Commissioner.
 - 1.1.4. For other purposes a dry cleaning establishment shall be as defined in Chapter 19 of the Administrative Code.

- 1.2. For the purposes of Sections 4-A and 4-C of the Zoning Resolution the terms "retail", "retail purposes" and "retail business" shall refer only to those dry cleaning establishments which perform services on articles conveyed directly by a retail customer to such dry cleaning establishment or collected directly from and delivered to the retail customer by any vehicle or any other means of effecting the same and such dry cleaning establishment directly processes such articles for such customer.
- 1.3. The term "existing" shall mean those dry cleaning establishments established prior to January 1, 1953.
- 1.4. The term "hereafter established" shall mean those dry cleaning establishments established after January 1, 1953.
- 1.5. The term "inflammable liquid solvents" shall mean such as will emit an inflammable vapor at a temperature below 100 degrees Fahrenheit when tested in a tagliabue open cup tester.
- 1.6. The term "spotting" or "sponging" shall mean the local application of an "inflammable liquid solvent" to remove spots of dirt, grease, paint or stains from wear-apparel, textiles, fabrics or articles of any other sort.
- 1.7. All other terms used shall be as defined in the Zoning Resolution, Administrative Code, Multiple Dwelling Law, or Labor Law, when not inconsistent with the specific terms defined herein.

Rule 2. Approvals.

- 2.1. It shall be unlawful to use any premises for any hereafter established dry cleaning establishments without filing plans of that portion of the premises to be so used with the Department of Housing and Buildings and obtain its approval. Any prior approval shall be a compliance with this rule.
- 2.2. The requirements of Rule 2.1. shall not apply to existing dry cleaning establishments.
- 2.3. No dry cleaning unit shall be installed unless such unit is approved by the Board of Standards and Appeals.
- 2.4. The use of any existing commercial premises, as defined in Article 4, Administrative Code, for any dry cleaning establishment shall not be deemed to be a Change of Occupancy within the meaning of Section C26-185.0 of the Administrative Code.
- 2.5. The dry load capacity of all dry cleaning units shall be rated by the Board of Standards and Appeals on the basis of 2.8 pounds per cubic foot of the volume of the washing compartment for each washing cycle.
- 2.6. No dry cleaning solvent shall be used unless such solvent has been tested and rated by the Fire Commissioner.
- 2.7. It shall be unlawful in any dry cleaning unit approved by the Board to use any solvent having a flashpoint other than that for which the dry cleaning unit has been approved by the Board.
- 2.8. No non-conforming existing dry cleaning establishment shall be enlarged or extended unless such extension or enlargement be made in a conforming manner.

Rule 3. Restrictions on Locations and Areas.

- 3.1. No hereafter established dry cleaning establishment shall have a gross floor area exceeding the aggregate of 2,000 square feet to be used for dry cleaning, pressing and incidental operations as well as space used for storage, service of customers and the convenience of

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employees. The square foot area limitation shall apply to the aggregate of all space so used on all floors and mezzanines of the premises involved above the cellar or basement thereof. Additional space may be used on a lower floor which is either a basement or cellar provided that on such floor there shall be no dry cleaning and no storage of recently cleaned articles, but such area may include, in conjunction with the dry cleaning establishment, unless otherwise prohibited by law, ordinary storage, boilers, washing equipment, compressors, pumps and filtration equipment.

3.1.1. In calculating the gross floor area pursuant to Rule 3.1, the area restriction shall not include the area used by lawful non-dry cleaning operations of a multiple use type of service establishment where, in addition to dry cleaning, there may be a launderette, shirt laundering, shoe repairing, and fur storage.

3.2. No Class B dry cleaning establishment hereafter established shall be permitted within any building, except that this Rule 3.2 shall not apply to those establishments created prior to the effective date of these Rules:

3.2.1. which is of wood frame construction;

3.2.2. which is classified as a public building pursuant to Section C-26-235.0 of the Administrative Building Code;

3.2.3. any part of which establishment is within 20 feet of any public building, as defined in Section C26-235.0 of the Administrative Code

Rule 4. Egress.

4.1. The means of egress in all dry cleaning establishments shall be in conformity with the applicable provisions of the building laws and regulations governing such establishments. In addition thereto, all establishments shall conform to the following:

4.1.1. A three foot (3 feet 0 inches) wide aisle providing access from the main work area to the required means of egress shall be provided. Such required aisle shall not be obstructed by any fixed obstruction in any manner whatsoever

4.1.2. In all hereafter established dry cleaning establishments all required exit doorways shall be arranged to swing outwardly in the direction of the egress.

Rule 5. Fire Prevention—Class B Establishments.

All hereafter established Class B dry cleaning establishments shall comply with the following, except that this Rule 5 shall not apply to those establishments created prior to the effective date of these Rules:

5.1. No power or heating boiler shall be permitted in the same area or space where dry cleaning units are located, whether on the cleaning floor or floors or cellar or basement level unless either

(a) the boiler or boilers shall be enclosed in a 3-hour unpierced masonry enclosure and entered only from the outer air; or

(b) the boiler or boilers shall be enclosed in a 3-hour masonry enclosure with a one-hour fire proof self-closing door which opens into a ventilated vestibule similarly enclosed and entered by a one-hour fire proof self-closing door opening onto the interior of the premises or establishment.

5.1.2. The ceiling of all such boiler rooms as required in Rule 5.1 and the adjoining entrance vestibule

referred to in Rule 5.1.(b) above shall be fire-retarded with one-hour fire resistive material.

5.2. Non-fire proof enclosing partitions and ceilings within six feet of any dry cleaning unit shall be fire-retarded with one-hour fire resistive materials and doors and with two approved automatic wet pipe sprinkler heads located over the cleaning unit which may have its source of supply from the house water system.

5.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a one-hour fire proof self-closing door or fire-proof window assembly.

5.4. Except as provided in Rule 5.1, there shall not be employed in any such dry cleaning establishment any device or apparatus employing flame or fire which is likely to produce an exposed spark except electric apparatus placed at least five feet above the floor or approved type of "explosion proof electric motors". In such establishments all lighting shall be fitted with keyless sockets and all switches and receptacles shall be placed at least four feet above the floor. Nothing contained in this rule or Rule 5.1 shall prohibit the installation of any gas, oil or electric heating device of a type approved by the Fire Commissioner under such conditions as he shall prescribe.

Rule 6. Fire Prevention—Class A Establishments.

All hereafter established Class A dry cleaning establishments shall comply with the following, except that this Rule 6 shall not apply to those establishments created prior to the effective date of these Rules:

6.1. Unless otherwise specifically exempted by law, no power or heating boiler shall be permitted in the same area or space where dry cleaning units are located unless such boiler or boilers shall be enclosed in a one-hour fire proof partition and entered by a one-hour fireproof self-closing door whether from the interior of the premises or establishment or to the outer air.

6.2. All ceilings of all such boiler rooms as provided in Rule 6.1 shall be fire-retarded with one-hour fire resistive material.

6.3. All openings from any such dry cleaning establishment leading to a fire escape shall be equipped with a fireproof self-closing door or fireproof window assembly.

Rule 7. Fire Prevention—All Dry Cleaning Establishments.

All existing or hereafter established dry cleaning establishments whether Class A or Class B shall comply with the following:

7.1. The provisions of Section C-19.161.0 of Chapter 19 of the Administrative Code.

7.2. It shall be unlawful to store any inflammable liquids or solvents in quantities aggregating more than five gallons without a permit as provided in Article 9 of Chapter 19 of the Administrative Code.

7.3. All inflammable liquids and solvents used for spotting and sponging shall be contained in approved individual metal containers not exceeding two-quart capacity each.

7.4. All sludge or residue removed from a dry cleaning unit shall be placed in a metal container not exceeding 55 gallons of capacity with a tight fitting cover and shall be removed from the premises and disposed of in a lawful manner.

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7.5. All solvent used in the dry cleaning unit shall be either (a) received and stored in metal containers not exceeding 55 gallons each and pumped directly into a dry cleaning unit or units by means of a detachable leakproof pump and pipe system, or (b) received and stored in a tank or tanks in accordance with the rules of the Board of Standards and Appeals relating to the receiving and storing of fuel oils and pumped directly into a dry cleaning unit or units by means of a closed leakproof pipe and pump system.

Rule 8. Ventilation.

8.1. All hereafter established dry cleaning establishments whether Class A or Class B shall be equipped with adequate ventilation to provide at least four complete changes of air volume an hour of such establishments during the operation of any dry cleaning units, and such ventilation as is otherwise required by law.

8.2. All Class A dry cleaning establishments shall have sufficient ventilation so as to prevent an excessive concentration of solvent vapors in the dry cleaning establishment. An excessive concentration of solvent vapors shall be that which exceeds the average of 200 parts of solvent vapors per one million parts of air during any working day.

8.3. The direct equipment exhausts or vents of all dry cleaning establishments whether Class A or Class B shall terminate to the outer air in the following manner:

- (1) At least 7 feet above the roof, street, yard or court grade on which it opens of the premises in which said establishment shall be located, and
- (2) the exhaust shall be under static pressure by reason of a mechanical fan, and
- (3) The terminal of the exhaust, shall be at least five feet from any window or ventilating opening if said ventilating window or ventilating opening lies on the same plane as the exhaust terminal and when the ventilating windows, or other ventilating openings lie on a plane which faces in the

direction of the exhaust terminal such terminal shall be at least 10 feet away from the same, and

- (4) All direct equipment exhausts or vents shall be provided with mesh lint arrestors which shall be kept clean unless lint traps are provided on the units, and
- (5) The requirements of subdivisions (1) and (3) of this Rule 8.3 shall not apply to those establishments created prior to the effective date of these Rules.

Rule 9. Operating Precautions.

9.1. A printed notice embodying these Rules shall be posted in a conspicuous place in all dry cleaning establishments.

9.2. The proprietor of any Class A establishment shall furnish to any person cleaning out a dry cleaning unit an approved type respirator for his use during the process of cleaning out any such unit.

9.3. All equipment shall be installed in such manner as to minimize noise, vibration, smoke, and odors, and other forms of nuisances to the occupants of the premises in which such cleaning establishment may be located or to the occupants of any adjacent premises.

Rule 10. Penalties.

Any violation of these Rules shall be subject to the penalties prescribed in the Zoning Resolution therefor, in addition to other penalties prescribed by law.

Rule 11. Effective Date of Rules.

The effective date of these rules will be twenty (20) days after date of publication of the rules as adopted.

Rule 12.

If any term, part or provision of any of the aforesaid Rules shall be held unconstitutional or ineffective in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts or provisions of these Rules.

PUBLIC HEARING

PROPOSED AMENDMENT TO RULES FOR INSPECTION OF APPROVED OPENING PROTECTIVE ASSEMBLIES

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS OCTOBER 20, 1939, EFFECTIVE, IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, NOVEMBER 13, 1939 AND AMENDED ON JUNE 8, 1945, EFFECTIVE JULY 2, 1945.

(1139-39-SR)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals on Wednesday afternoon, July 6, 1955, in Room 1013, Municipal Building, Manhattan, on Proposed Amendment to Rules for Inspection of Approved Opening Protective Assemblies.

Authority:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, Charter of

the City of New York and C26-189.0 Administrative Building Code and C26-610.0 Administrative Building Code and C26-660.0, 661.0 and 662.0 Administrative Building Code.

Note: Matter in parenthesis to be omitted.

Rule 2. Inspections.

2.1 No Opening Protective Assemblies shall be installed in any building until such Opening Protective Assemblies have been inspected and labelled (either by the Borough Superintendent, or) by a recognized testing laboratory or other qualified person or agency approved by the Board as having proper facilities.

RULES

RULES FOR APPROVAL AND USE OF AIR ENTRAINING PORTLAND CEMENTS

Adopted by The Board of Standards and Appeals,
March 11, 1955, Effective April 4, 1955.
Cal. No. 64-55-SR

Authority.

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

Definitions.

- 1.0 "Air Entraining Cement," shall mean Portland Cements Types IA, IIA, and IIIA, meeting the requirements of ASTM Designation C-175-53.
- 1.1 "Approved," for the purposes of these rules, shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City, pursuant to Section C26-312.0(c)2 of the Administrative Building Code.
- 2.0 "Air Entraining Cements," when approved may be used in New York City wherever the use of Portland Cement is permitted by the Administrative Code, under the following conditions:
 - 2.1 Concrete containing air-entraining cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
 - 2.2 Mixing of concrete containing air-entraining cement shall conform to the provisions of Section C26-499.0 of the Administrative Code, except that the percentage of fine to coarse aggregates by weight shall be not less than 40 percent nor more than 100 percent.
 - 2.3 When plain concrete containing air-entrained cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be $7\frac{1}{2}$ U. S. gallons per sack of cement.
 - 2.4 When average concrete containing air-entrained cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be $6\frac{1}{2}$ U. S. gallons per sack of cement.
 - 2.5 When average concrete containing air-entraining cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The following statement is explanatory only of the reasons presented to the Board for adopting the rules, but in no way is any part of this statement to be considered as contravening any part of the rules adopted.

Statement.

Since 1946 the Board has received several applications for approval of air entraining cements but has not acted on such applications as it was felt that the use of such cements should not be permitted as Portland Cements under Sec. C26-312.0(a)1 of the Administrative Code.

The Engineering Division was assigned the task of examining the question whether air entraining cements should be approved under Sec. C26-312.0(a)2 of the Administrative Code, and determining what rules were necessary to govern their use.

ASTM Designation C175-53, as adopted by the American Society for Testing Materials, 1953, have been promulgated relating to types 1A, 2A and 3A cements when manufactured with air entraining additions interground with the clinker at the mill. Such additions are required to comply with ASTM Designation C226-51T.

Committee 613 of the American Concrete Institute met at Boston in February of 1953 and adopted "Recommended Practice for Selecting Proportions for Concrete", which include recommendations for the use of air entraining cements and the use of admixtures at the point of concrete mixing.

Studies of the effect entrained air on the strength and durability of concrete have been made by the Research and Development Division of the Portland Cement Association.

Federal Specification SS-C-192a, approved and promulgated April 22, 1952, covering Portland Cement, includes Types 1, 2, 3, 4, and 5 air-entraining cements for use by all Federal Agencies and limits the use of air-entraining agents to an amount less than 1 percent.

The use of air-entraining cements in concrete will result in an increase in workability and cohesiveness, a reduction in segregation and bleeding, increased resistance to the action of sulfate waters and will produce a more homogeneous and more durable concrete.

Air-entraining agents introduce into the concrete a larger amount of air than is usually found in concrete. Unlike the air usually found in concrete, intentionally entrained air exists in minute disconnected bubbles well distributed throughout the mass. These bubbles serve as reservoirs to accommodate expansion resulting from freezing of water within the concrete.

Thus, air-entrained concrete contains a larger amount of air and requires less water than normal concrete, and since each of these factors affect the yield and cement content of the mix, generally air-entrained concrete mixes should be designed by decreasing the sand volume by an amount equal to the net change in the volume of air plus water, as compared to a normal concrete mix designed to provide the same yield and cement content.

Although entrained air increases workability and durability, it tends to reduce strength of concrete except in very lean mixes. Bond strength ratios are influenced essentially in the same manner as compressive strength when the air content of the concrete is increased.

The reduction in compressive and bond strengths with increased air content is less for air-entrained concretes made with aggregates having a maximum size of $\frac{3}{8}$ " than for air-entrained concretes made with aggregates of $1\frac{1}{2}$ " to 2" maximum sizes.

Mixing time has a significant effect on the air content of concrete made with air-entraining cement. After ten minutes mixing there is a gradual decrease in air content of the mix.

As a result of studies made by H. W. Russell, Engineer of Materials, Illinois State Highway Division, and Eivind Hognestad of the University of Illinois, it was found that bond was reduced about 10 percent on vertically cast bars when 4.5 percent air was entrained and 5 to 15 percent on horizontally cast bars when the amount of air entrained exceeded 4 percent.

Report of W. A. Gordon, published in the proceedings of the American Concrete Institute, June 1946, Vol. 42, page 605, contains test data to show that entrained air in concrete has an effect on the modulus of elasticity similar to its effect on compressive strength. Moduli of elasticity are reduced from 2 to 3 percent for each percent of air entrained.

Test results reported by H. F. Gunnerson in the June 1944 proceedings of the American Concrete Institute (Vol. 40, page 477) indicate a reduction of modulus of rupture of up to 13 percent when up to 6 percent of air is entrained.

Report of R. F. Blanks and W. A. Gordon published in the Feb. 1949 proceedings of the American Concrete Institute (Vol. 45, page 469), describes test results that show that air-entrained concrete is more resistant to the passage of moisture and segregation than non-air entrained concrete.

The adoption of Rule 2.1 is necessary as resistance to freezing and thawing is not materially improved when air contents are below 3 percent and air contents above 9 percent cause excessive strength losses without materially increasing durability.

The adoption of Rule 2.2 is necessary as the use of high percentages of fine to coarse aggregates as permitted by Section C26-499.0 of the Administrative Code could lead to excessive strength losses due to high air content in general usage without considerable reduction in water cement ratios and rigid control of consistencies.

The adoption of Rules 2., 2.4 and 2.5 is recommended based on the report of Committee 613 of the American Concrete Institute as presented by the Committee to the American Concrete Institute convention held at Boston February of 1953, as published in the October 1953 issues of the Journal of the American Concrete Institute.

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plaintiff. About two years ago a building was erected on what had been the westerly portion of the original parking space. The easterly portion, separated from the synagogue by the new building, is still operated as an open parking lot.

On December 30, 1953, Lincoln applied, pursuant to section 21-F of the Zoning Resolution of the City of New York, for approval of the erection upon the site of the present parking lot of a modern, fireproof public garage designed to hold 450 cars. Section 21-F, to the extent that it is pertinent, provides as follows: "(b) Except where § 21-A of this Resolution applies in other than manufacturing and unrestricted use districts, the City Planning Commission may by resolution after public notice and hearing approve the use, subject to appropriate conditions and safeguards, of any building or premises as a garage or parking facility for one hundred and fifty (150) or more motor vehicles * * *. Such resolution of approval, together with a copy of the site plan, shall be filed with the Secretary of the Board of Estimate within five (5) days of its adoption. It shall take effect immediately upon approval by a majority vote of the Board of Estimate. * * * (c) * * * Nothing contained in this Section shall divest the Board (of Standards and Appeals) of its jurisdiction to vary the terms of the Zoning Resolution as provided in § 21 thereof. An applicant who has failed to receive a site approval under this Section may apply to the Board under § 7 to vary in the instant case the application of the Zoning Resolution."

The proposed garage lay in a retail use district, and so had to conform to the provisions of section 21-A. Section 21-A, as it then read, prohibited the operation of garages having a vehicular entrance within 200 feet from an entrance or exit of a school maintained by an established religious group.

On March 3, 1954, defendant city planning commission unanimously passed a resolution approving Lincoln's application to construct a garage of specified character, dimensions and capacity. One of a number of circumscribing conditions was "That no facilities shall be provided for gasoline service or oil selling or the repairing of motor vehicles". On March 11, 1954, defendant board of estimate unanimously approved the action of the city planning commission.

The actions of both the planning commission and the board of estimate followed public hearings, duly noticed, at both of which plaintiff appeared and opposed the application strenuously. Plaintiff's major contention was that it maintained a school in the synagogue building and because of that fact, under section 21-A of the zoning resolution as it read prior to amendment, the commission lacked the power in the first instance to authorize construction of the proposed garage.

Plaintiff had conducted a small religious school for a number of years, which was within the proscribed distance from the projected garage. In the year 1952-1953, the school had ten pupils. In 1953-1954, it had no pupils or teachers and was not in operation. Plaintiff termed this a temporary suspension of the school, caused by resignation of the directing rabbi and the difficulty encountered in finding a successor.

The planning commission and the board of estimate found that plaintiff was not operating a school—at least within the contemplation of section 21-A. Defendants contend that in any event the issue of whether plaintiff does in fact conduct a school no longer survives, because on May 29, 1954, the board of estimate approved and enacted a resolution of the planning commission amending section 21-A. It narrowed the restriction against the operation of garages so as to exclude only such garages as sell gasoline and oil. Lincoln's application had been approved on condition that it provide no facilities for the sale of such commodities. Therefore, even if plaintiff maintains a school, the proposed garage does not offend section 21-A, as amended, provided that amendment is valid.

Plaintiff's amended complaint seeks an injunction restraining defendant Lincoln from applying for any building permit or from proceeding to construct the proposed garage. It alleges that the religious school is still in existence. It further asserts that section 21-F is void and that the amendment to section 21-A of the zoning resolution is unconstitutional and void, and it seeks a declaratory judgment to that effect.

Special Term, in denying defendant Lincoln's motion for summary judgment, held that it should not reach the constitutional questions raised, since there were two issues of fact that first had to be resolved. These questions were: (1) whether in fact plaintiff's religious school was no longer in existence within the meaning of section 21-A before its amendment; and (2) whether the action of the board of estimate in approving Lincoln's application was for the benefit of Lincoln alone or for the benefit of the public.

Lincoln appeals from the order denying its motion for summary judgment. Defendants board of estimate and city planning commission filed an answer too late to join in the motion, but have authorized a statement that they join in seeking the relief asked by Lincoln.

Special Term relied on *Matter of Peters v. New York City Housing Auth.* (307 N. Y. 519), in deciding that the propounded issues of constitutionality should await the resolution of factual issues that might conclude the litigation. Of course, constitutional questions should not be decided before it is necessary to do so or when any alternative grounds of effective disposition present themselves (*Rescue Army v. Municipal Court*, 331 U. S. 549, 569; *Lynbrook Gardens v. Ullmann*, 291 N. Y. 472, certiorari denied 322 U. S. 742).

Plaintiff, however, is attacking the constitutionality of statutes whose substance or counterparts have been held to be constitutional before. Because of prior adjudication bearing on the validity and constitutionality of the statutes involved here the questions freshly raised by this motion can be answered readily. The mere assertion of a constitutional question does not warrant postponing its determination when the governing principles have been enunciated time and again in analogous situations. When such a decision will not tend to break new ground, but rather to follow the leaders, there appears to be no point in first trying out an immaterial issue.

The question of fact allegedly requiring priority in determination relates to whether the governmental bodies in approving Lincoln's application acted in the interest of defendant Lincoln alone or in the interest of the public. In *Matter of City of New York (Ely Ave.)* (217 N. Y.

45, 59), the court stated that it would not "impute to the legislature or the discretionary action of municipal bodies clothed with legislative powers other than public motives for their acts; that the presumption that legislative action has been devised and adopted on adequate information and under the influence of correct motives will be applied to the discretionary action of municipal bodies and will preclude all collateral attack (*McCabe v. City of New York*, 213 N. Y. 468), and this rule has long been established by decisions of this court."

Plaintiff made no effort to combat the presumption thus raised. Although plaintiff opposed the granting of a garage permit to Lincoln vigorously and at great length before the planning commission, the board of estimate and at Special Term, it has not hitherto asserted that the board of estimate's approval constituted special legislation for the benefit of Lincoln alone. The record is barren of any facts in support of such a claim. To the contrary, the record indicates the planning commission and the board gave careful and intelligent consideration to the urgent need for off-street parking facilities in the area of the proposed garage site. Six large department stores within three blocks of the location, and Manhattan Centre, which is a large public hall, and the Hotel New Yorker, both on the same block, expressed approval. So did four associations representing local business interests. Proof positive was presented to the effect that available off-street, transient parking facilities in the area are grossly inadequate.

Section 21-A of the zoning law, as it now reads, if it is constitutional, must govern the disposition of this case. In *Boardwalk & Seashore Corp. v. Murdock* (286 N. Y. 494), the zoning resolution was amended while the case was on appeal. The court held the law as amended had to be followed, although it dictated an affirmance where otherwise a reversal would have been required.

Plaintiff attacks the amendment to section 21-A on the ground that it is so irrational in its terms and operation that it bears no substantial relation to the public health, morals, safety and welfare. "Upon parties who attack an ordinance * * * rests the burden of showing that the regulation assailed is not justified under the police power of the state by any reasonable interpretation of the facts." (*Shepard v. Village of Skaneateles*, 300 N. Y. 115, 118.)

In approving and recommending the amendment to section 21-A the planning commission was evidently moved by many of the same considerations, viewed however against the overall city experience, as had prompted approval of the Lincoln application a few months earlier. Hearings were held at which opponents and proponents of the announced proposal were heard, six months of painstaking study was had, and as a result, the commission made the finding that there was insufficient city-wide provision for off-street accommodation of motor vehicles. The amendment was designed to liberalize section 21-A since "attempts to provide off-street accommodations are negated to a very considerable extent by the accumulated highly restrictive regulations of Section 21-A as it now exists" (Report of City Planning Comm. to Bd. of Estimate). In fact, the commission was giving serious consideration to the revocation of section 21-A entirely, due to the anomalous situations it bred.

In the light of the record the amendment was a reasonable legislative act, immune from plaintiff's attack (*Nappi v. La Guardia*, 184 Misc. 775, 783, 784, affd. without opinion 295 N. Y. 652; *McCabe v. City of New York*, 281 N. Y. 349, 353; *Village of Euclid v. Ambler Co.*, 272 U. S. 365, 388).

Plaintiff also charges that the amendment was "tailor-made" to suit the appellant and was designed to overcome the fatal weaknesses in the approval of his application under the original section 21-A. The hearings before the planning commission and the board of estimate indicate clearly that the amendment was intended to be city-wide in scope and of general applicability. It was evidently enacted after careful consideration and study of its effect upon thousands of schools and hospitals as contrasted with its effect upon a critical city-wide off-street parking problem. Such balancing of relative harm, benefit and convenience is peculiarly a legislative function.

In *Rodgers v. Village of Tarrytown* (302 N. Y. 115, 124), a charge of illegal "spot zoning" for the benefit of one owner and the detriment of other owners was dismissed as without substance. It was said that the relevant inquiry is "whether it was accomplished for the benefit of individual owners rather than pursuant to a comprehensive plan for the general welfare of the community". (See, also, *Nappi v. La Guardia*, *supra*, pp. 780-781.)

Freeman v. City of Yonkers (205 Misc. 947), relied on by plaintiff and cited by Special Term, affords little comfort to plaintiff. In that case, upon ample evidence, the court found that the ordinance under attack constituted special legislation to change the zone classification of a single lot.

There remains plaintiff's contention that section 21-F of the zoning resolution purports to confer on the planning commission the power to grant "variances"; and to that extent that the section is void. It argues that the basic function of the commission is to prepare the zoning map of the city and to revise it from time to time; while the power to vary the application of the zoning resolution in a specific case is reposed in the board of standards and appeals.

Under subdivision 5 of section 666 of the New York City Charter the board is given the power to "determine and vary the application of the building zone resolution as may be provided in such resolution." If it determines "that there existed unnecessary hardships in the way of carrying out the strict letter of the provisions of the zone resolution and that substantial justice would be promoted both to the property owners and the public interest" (*People ex rel. Sheldon v. Board of Appeals*, 234 N. Y. 484, 495) it may modify or vary the application of the regulations, in harmony with their general purposes.

It may well be that by allowing a variance the board could have given Lincoln the relief it sought in its application to the commission. It does not follow that in the legislative zoning scheme such power precluded change in the applicable zoning resolution by reason of which substantially similar results would be obtained.

Section 21-F was adopted in 1949, and modified to its present form in 1950, pursuant to section 200 of the charter. The pertinent portions

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of the latter section read as follows: "Any existing resolution * * * to regulate and restrict * * * the location of buildings designed for specific uses * * * including any such regulation which provides that the board of standards and appeals may determine and vary the application of such resolutions * * * may be amended, repealed or added to only in the following manner:" (emphasis supplied). (Then follow the technical provisions for notice, hearing and enactment.)

The power lodged in the board of standards and appeals to grant variances stems in the first instance from the board of estimate, which was authorized by the Legislature to so provide by regulations (L. 1917, ch. 601).

The city planning commission's report to the board of estimate (dated July 13, 1949) stressed the intolerable condition of traffic congestion and the urgent need to stimulate construction of adequate garage and parking facilities. This evidently could not be accomplished by the piecemeal procedure for the granting of variances, but required a general resolution of uniform city-wide application. Such a resolution would not be inconsistent with the variance granting function of the board.

This is indicated by the following excerpt from the above-mentioned report: "The relationship between the Board of Estimate, City Planning Commission and the Board of Standards and Appeals and their jurisdiction remains unchanged. At present, if a zoning change is approved by the Planning Commission, it goes to the Board of Estimate as required in Section 200 of the Charter. If a zoning change be disapproved by the City Planning Commission, the unsuccessful applicant may seek relief from the Board of Standards and Appeals under either Section 21 (the hardship section) or any of the subdivisions under Section 7. Under the proposed amendment, an applicant may apply to the Board of Standards and Appeals for a variance under Section 21 of the Zoning Resolution, on the grounds of unnecessary hardship. The applicant may also apply to the City Planning Commission for a site approval. Should the Planning Commission refuse to grant a site approval, the unsuccessful applicant would have the right to seek relief from the Board of Standards and Appeals as set forth in Sections 21 and 7 of the Zoning Resolution. From any action of the Board of

Standards and Appeals an aggrieved party has a right of appeal by way of certiorari to the Supreme Court. An unsuccessful applicant for a site approval under the proposed Section 21-F may thereafter seek relief from the Board of Standards and Appeals, but such action is not construed as an appeal from the decision of the City Planning Commission. The jurisdiction of the Board of Standards and Appeals to vary the terms of the Zoning Resolution as provided in Section 21 thereof will remain unchanged. The right of the applicant thereafter to initiate a proceeding before the Board of Standards and Appeals under the Zoning Resolution remains unimpaired."

The zoning function is not confined to mere map making. When, as here, the resolution provides for relief that is general and uniform in scope and applicability, the governmental unit administering such resolution is performing a zoning function (*Green Point Sav. Bank v. Board of Zoning Appeals*, 281 N. Y. 534).

This sort of zoning provision—enactment of a general resolution, withholding blanket approval beforehand, and requiring subsequent separate authorization for specific uses—has been sustained by the courts as a valid exercise of the legislative zoning power rather than the grant of a variance (*Rodgers v. Village of Tarrytown*, 302 N. Y. 115, 122, *supra*; *Green Point Sav. Bank v. Board of Zoning Appeals*, *supra*, p. 539; *Nappi v. La Guardia*, *supra*, p. 781). As has been noted, in each instance the approving resolution of the planning commission must be further approved by the board of estimate.

Since sections 21-A and 21-F of the zoning resolution are valid and constitutional both as enacted and as they bear upon the facts in this case, and since such a holding leaves no issue of fact to be determined, the order appealed from should be reversed and summary judgment granted dismissing the complaint.

PECK, P. J., CALLAHAN, BARSTOW and RABIN, JJ., concur.

Order unanimously reversed, with \$20 costs and disbursements to the appellant, the motion granted, and judgment is directed to be entered in favor of the defendant dismissing the complaint herein, with costs.

Petition to Court of Appeals for further review was denied.

WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

First, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

Second, That due and ample notice of the date set for hearing is provided in the publication in this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

Third, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board and of the further publication of the calendars in the daily press.

Fourth, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure

to receive such notice is no excuse for neglect to appear.

Fifth, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

Sixth, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the building zone resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such copies at the office of the Board of Standards and Appeals, Room 1014, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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NEW
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BULLETIN

OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York.

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No. 26

DIRECTORY

BOARD OF STANDARDS AND APPEALS

HARRIS H. MURDOCK, Chairman

EDWIN W. KLEINERT

SEAN P. KEATING

DEPUTY CHIEF P. JOSEPH CONNOLLY

JOSEPH J. DOYLE, *Chief Clerk*

PUBLIC HEARINGS

Tuesdays at 10 a.m. to 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held in Room 1013, Municipal Building,
Borough of Manhattan.

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10 A. M. to 1 P. M.

Any person desiring to consult the chairman or the
engineers, pertaining to the work of the board, will be
seen only between the hours of ten in the morning and
one in the afternoon—Saturdays excepted.

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II.

NOTICE TO APPELLANTS AND APPLICANTS

No appeal or application will be entertained in connection
with which court proceedings are pending or in progress,
unless exception is granted by the chairman, nor accepted
which is not filed within thirty days from the date of the
action of the Administrative Official.

Any communication purporting to be an appeal or appli-
cation shall be regarded as a mere notice of intention to seek
relief until it is filed on the form required by the rules of
this board.

Upon receipt of any such communication the writer will
be supplied with the official forms for presenting his appeal
or application.

At the time of filing an appeal or application, the appel-
lant or applicant shall forward a signed notice of appeal
addressed to the administrative official either borough super-
intendent of buildings or fire commissioner and file with
this board a duplicate of said notice.

Appellant and applicants are advised that their plans must
indicate the points of the compass so as to establish the true
location and position of the property, the subject of the
appeal or application.

Appeals and applications will be simplified and disposition
of same expedited by conforming to these directions.

HARRIS H. MURDOCK, *Chairman*.

CALENDAR

DOCKET

New Cases filed up to June 21, 1955

Cal No. Dept. Premises Affected

461-55-BZ—H.B.Bx.—2642 Marion avenue, east side, 139 ft. north of East 194th street, Block 3282, Lots 10 and 11, Borough of The Bronx, Alt. 186-55—re parking and storage of motor vehicles in residence use district.

462-55-A—F.D.—16-24 West 47th street, south side, 250 ft. west of 5th avenue, Block 1262, Lots 48-51, Borough of Manhattan, Violation Order 43418—re certificate of fitness, etc.

463-55-BZ—H.B.Q.—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens, Alt. 824-55—re change in use of store and dwelling to body and fender repairs, welding, painting, parking of cars to be serviced, etc.

464-55-A—H.B.Q.—208-20 Northern boulevard, south side, 125 ft. west of Oceania street and 206-63 45th road, Block 7305, Lot 29, Bayside, Borough of Queens, Alt. 824-55—re use of 2 story building for repair shop—class III construction.

465-55-BZ—H.B.B.—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn, Alt. 347-55—re change in occupancy of gasoline station, public garage, parking lot, etc. to boiler room, gasoline station, public garage, repairs, welding, etc., parking, office, etc.

466-55-A—H.B.B.—486-496 Coney Island avenue, west side, 80 ft. 2½ in. north of Turner place and 820-826 Church avenue, Block 5341, Lots 8 and 17, Borough of Brooklyn, Alt. 347-55—re use of 2 story frame building as factory; stair, etc.

467-55-BZ—H.B.Q.—108-28 46th avenue, south side, 75 ft. west of 109th street, Block 2002, Lot 8, Corona, Borough of Queens, Alt. 662-55—re change in use from garage, repair shop and dwelling, to garage, storage, roasting of nuts and dwelling.

468-55-A—H.B.M.—681 Broadway and 2-6 West 3rd street, southwest corner, Block 532, Lot 9, Borough of Manhattan, Amendment to B.N. 3274-54—re egress, etc.

469-55-BZ—H.B.M.—4320-4338 Broadway, east side, from West 184th to West 185th streets, 659-665 West 184th street and 650-660 West 185th street, Block 2167, Lots 1-6 inclusive, Borough of Manhattan, N.B. 51-55—re gasoline service station, lubritorium, auto repairs, car washing, storage, office, sales, parking of motor vehicles.

470-55-SM—Lecite Furan Resin Cement and Duron #21 Resin Cement, manufactured by Electro Chemical Engineering and Manufacturing Co., Material.

471-55-SA—Bunkerflo Fuel Oil Heating System (preheater for heavy fuel oil), manufactured by Eugene R. O'Hare, Appliance.

472-55-SM—Hercules Vacuum Breaker Backcheck Valve, Models 1 and 2, manufactured by Hercules Plastics Corp., Material.

473-55-BZ—H.B.Bx.—2901-2907 Bruckner boulevard, and 3399 East Tremont avenue, northeast corner, Block 5309, Lot 1, Borough of The Bronx, N.B. 774-55—re area excessive, etc.

474-55-A—H.B.B.—502-506 Fulton street, south side, 40 ft. east of Bond street and 9-17 Bond street and 16-20 Hanover street, Block 160, Lot 1, Borough of Brooklyn, Alt. 1948-55—re escalators, etc.

475-55-A—H.B.B.—957 Putnam avenue, north side, 100 ft. east of Ralph avenue, Block 1483, Lot 64, Borough of Brooklyn, Alt. 1584-55—re nursing home; lodge rooms; exit stairs.

476-55-A—H.B.M.—6-8 East 94th street, south side, 138 ft. 10¼ in. east of 5th avenue, Block 1505, Lot 66, Borough of Manhattan, Alt. 765-55—re class III construction change in use from residence to commercial use (offices).

477-55-A—H.B.M.—153-159 East 74th street, north side, 100 ft. east of Lexington avenue, Block 1409, Lots 24, 25 and 26, Borough of Manhattan, Alt. 916-55—re non-fireproof construction; hallways, etc.

478-55-A—H.B.Q.—38-02 28th street, southwest corner of 38th avenue, Block 386, Lot 16, Long Island City, Borough of Queens, Alt. 749-55—re frame building—factory on 1st floor.

479-55-BZ—H.B.M.—2328-2332 1st avenue, east side, 50 ft. 5½ in. south of East 120th street and 407-411 East 119th street, Block 1807, Lot 48, Borough of Manhattan, Amendment to Alt. 1790-54—re parking lot; storage garage, etc.

480-55-BZ—H.B.Bx.—1090-1098 Croes avenue and 1700-1712 Watson avenue, southeast corner, Block 3723, Lot 48, Borough of The Bronx, Alt. 219-55—re alteration of existing 4 apartments with total of 11 living rooms into stores (1st story).

481-55-SM—Conver Steel and Wire Co. Inc. Swivel Toggle Hanger, for use in construction of hung ceilings, manufactured by Conver Steel and Wire Co., Inc., Material.

482-55-SM—Lockwood Ball Bearing Door Closers, Models B30 and B430, manufactured by Lockwood Hardware Manufacturing Co., Material.

483-55-SA—Erie Electric Gasoline Dispensing Pump, Models 740-741, 743, 744, 243, 910 and 930, manufactured by Erie Meter Systems, Inc., Appliance.

484-55-SA—Erie Electric Gasoline Turbine Pumps, Series 4600, Submerged Turbine Pumps, manufactured by Erie Meter Systems, Inc., Appliance.

485-55-SA—Erie Remote Control Electric Gasoline Pumps, Models 742, 745, 245 and 935 and Remote Control Dispensers

CALENDAR

and Series 776 Remote Control Pumps, manufactured by Erie Meter Systems, Inc., Appliance.

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825-23-A—Vol. II—H.B.B.—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn, Alt. 385-55.

564-53-A—H.B.Bx.—4401 Bronx boulevard, west side, 260.51 ft. north of Nereid avenue, Block 565, Lot 60, Borough of The Bronx, N.B. 614-53.

257-39-SM—Vol. II—USG Metal Lath and Lathing Accessories (reopened for report as to marking), manufactured by United States Gypsum Company, Material.

554-52-SM—USG Metal Floor Runner (base runner for partitions of various widths); (reopened for report as to marking), manufactured by United States Gypsum Company, Material.

556-50-SM—USG Trussteel Studs (reopened for report as to marking), manufactured by United States Gypsum Company, Material.

698-53-BZ—Vol. II—H.B.Q.—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens, Alt. 614-55.

402-52-BZ—Vol. II—H.B.B.—572-590 Wyckoff avenue and 407-413 Weirfield street, southeast corner and 1444-1460 Hancock street, Block 3400, Lot 46, Borough of Brooklyn, N.B. 964-55.

225-36-BZ—Vol. III—H.B.Bx.—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx, Alt. 553-53.

137-24-BZ—Vol. II—H.B.B.—1793-1801 Coney Island avenue, east side, 305 ft. north of Avenue O, Block 6749, Lots 69 and 71, Borough of Brooklyn, N.B. 1084-55.

176-50-BZ—H.B.Q.—106-01 to 106-15 154th street and 154-02 South road, southeast corner, Block 10122, Lot 1, Jamaica, Borough of Queens, Alt. 2100-49.

1170-22-BZ—Vol. II—H.B.B.—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn, Alt. 385-55.

30-45-SM—Vol. II—Ironclad Air Entrained Portland Cement (general construction), manufactured by Glens Falls Portland Cement Co., Material.

DESIGNATIONS: H.B.—Department of Housing and Buildings; H.B.B.—Department of Housing and Buildings, Brooklyn; H.B.M.—Department of Housing and Buildings, Manhattan; H.B.Q.—Department of Housing and Buildings, Queens; H.B.R.—Department of Housing and Buildings, Richmond; H.B.Bx.—Department of Housing and Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M and A.—Dept. of Marine and Aviation.

RULES

Last Publication

Arc and Gas Welding and Oxygen Cutting	Oct.	19, 1954.
Carbon Dioxide Liquefier, Rules	Mar.	18, 1947—Vol. 32, No. 11
Cements, Air Entraining Portland, Rules for Approval and Use of	April	12, 1955.
Cements, Blended, Rules for Testing and Use of	Mar.	15, 1955—Vol. 40, No. 11
Certificate of Occupancy, approved form	Dec.	28, 1943—Vol. 28, No. 52A
Concrete Flat Slabs, Rules	July	13, 1937—Vol. 22, No. 28
Concrete Masonry, Units, Rules for Manufacture, Testing and Use of	April	24, 1951—Vol. 36, No. 7A
Concrete Rules (Hydrated Lime)	Aug.	3, 1937—Vol. 22, No. 31
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Fire Retarding Rules for Garages, etc.	Apr.	22, 1952—Vol. 37, No. 17
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Oil Burner Rules	May	25, 1954.
Opening Protective Assemblies, Rules for Inspection of	May	27, 1954.
Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings	Sept.	7, 1948—Vol. 33, No. 36
Plumbing Rules	Aug.	3, 1937—Vol. 22, No. 31
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Spraying and Drying of Paints, Varnishes, Lacquers, etc.	Mar.	22, 1955.
Sprinkler, Rules	June	29, 1937—Vol. 22, No. 26
Standpipe Fireline Rules	June	8, 1937—Vol. 22, No. 23
Structural Alterations, Reporting	June	7, 1932—Vol. 17, No. 23
Wire Glass Rules (Amendment to Rule 505 of Industrial Code)	Sept.	3, 1946—Vol. 31, No. 36

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories, Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

These pamphlets may be purchased in Room 1014, Municipal Building, Manhattan. Single Copies—\$1.25; By Mail—\$1.50.

Further Sections will be published, containing other approved materials and appliances.

JUNE 28, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 28, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

634-54-BZ

APPLICANT—Leonard F. Rothkrug, for Keel Construction Corp., owner (Tidewater Associated Oil Co., owner under contract).

SUBJECT—Application July 30, 1954—re (decision of the borough superintendent) under sections 7e, 7i, 7h and 7A of the zoning resolution, to permit the demolition of existing frame structures, and the erection and maintenance in the retail use district portion of a plot located in a residence and retail use district, of a gasoline service station, lubricatorium, auto laundry, motor vehicle repairs, storage and sale of accessories, and office; with a curb cut nearer the residence use district than is permitted; and to permit the parking and storage of motor vehicles with a curb cut in residence use portion of plot.

CALENDAR

PREMISES AFFECTED—219-02 to 219-12 Hempstead avenue and 103-01 to 103-19 219th street, southeast corner, Block 11154, Lot 18, Queens Village, Borough of Queens.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

852-54-BZ

APPLICANT—Henry Nordheim, for Frank Pfeiffer, owner.
SUBJECT—Application November 9, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a soccer and athletic field, comfort station, refreshment building and ticket office, for a term of five years.

PREMISES AFFECTED—1264 Zerega avenue, east side, from Newbold to Waterbury avenue, 2401 Newbold avenue and 2400 Waterbury avenue, Block 3843, Lot 1, Borough of The Bronx.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

958-54-BZ

APPLICANT—Frederick A. Ketcher, for Marichel-Agosto, Inc., owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a business structure to be used for storage of tropical products and office.

PREMISES AFFECTED—80-82 East 111th street, south side, 130 ft. west of Park avenue, Block 1616, Lots 43 and 143, Borough of Manhattan.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

1000-54-BZ

APPLICANT—Andrew Di Camillo, for Mary J. Lange and Catherine Motola, owners.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit the extension of existing parking and storage of motor vehicles in retail use district portion of plot to be extended into the residence use district portion of plot.

PREMISES AFFECTED—9007-9011 3rd avenue, east side, 59 ft. 1¼ in. south of 90th street and 318-324 90th street, Block 6081, Lots 6, 13, 14 and 15, Borough of Brooklyn.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

1-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Charmary Gas Stations, Inc., owner.

SUBJECT—Application January 3, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years the erection and maintenance of two refreshment stands, and to permit the parking of patrons' motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—10724 Flatlands avenue and 902-912 East 108th street, southwest corner and 107-02 Flatlands and 901-911 East 107th street, southeast corner, Buildings A and B, Block 8215, Lot 39, Borough of Brooklyn.

Laid over from June 1, 1955 to June 28, 1955, for inspection and decision; hearing closed.

606-52-BZ—Vol. II

APPLICANT—Raymond Irrera, for Rudolph E. Gally, owner.

SUBJECT—Application reopened February 24, 1954 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use district the change in occupancy from light manufacturing and warehouse, to a storage, woodworking and manufacturing.

PREMISES AFFECTED—14-27 27th avenue, north side, 222.25 ft. east of 14th street and 26-21 14th street, Block 901, Lots 6 and 23, Astoria, Borough of Queens.

Laid over from April 12, 1955, to May 3, 1955, for inspection and decision; hearing closed; then to May 24, 1955, for applicant to submit a proposal correcting the poor housekeeping conditions found on the premises and for decision; then to June 7, 1955, for applicant to furnish statement as to housekeeping conditions; hearing closed; then to June 28, 1955, for inspection and decision.

249-33-BZ—Vol. III

APPLICANT—Patrick D. Concagh, for 1318 Fifth Avenue Corporation, owner (Lawrence Blau, lessee).

SUBJECT—Application reopened September 28, 1954 as Vol. III—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories, and office, and to permit the parking and storage of motor vehicles waiting to be serviced.

PREMISES AFFECTED—1310-1312 5th avenue and 1 West 110th street, northwest corner, Block 1594, Lot 36, Borough of Manhattan.

Laid over from December 7, 1954, to January 18, 1955, for inspection and decision; hearing closed; then laid over pending court decision on similar case, as to entrance to park; date to be set; hearing previously closed; then set for May 3, 1955; then to May 17, 1955, for the correction of plans and determination as to application of Section 21A; then to May 24, 1955, for plans from three sources to be submitted as previously requested; then to June 7, 1955, for revised plans and for further consideration by the Board; then to June 28, 1955, for decision.

394-51-BZ—Vol. II

APPLICANT—Henry George Greene, for The Houston Theatre Corp., owner.

SUBJECT—Restoration to Calendar for further hearing and decision on merits (order of the Court)—re Application (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district, the erection and maintenance of a garage for more than five motor vehicles, motor vehicle repair shop, gasoline service station, car washing (non-automatic), lubritorium and office (previously denied by the Board on the matter of contravention of the requirements of section 21A of the zoning resolution, which has now been reviewed by the Court not to be contrary to section 21A).

PREMISES AFFECTED—111-117 East Houston street and 229 Chrystie street, southwest corner, Block 427, Lot 27, Borough of Manhattan.

Laid over from May 17, 1955 to May 24, 1955, applicant to file seven complete sets of plans as to proposed uses and entrances; then to June 1, 1955, for applicant to file revised plans as to curb cuts; hearing previously closed; then to June 1, 1955, for statement from applicant as to proposed tenancy; then to June 7, 1955, for consideration and decision by the Board; hearing closed; then to June 28, 1955, for inspection and decision.

833-27-BZ—Vol. IV

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application reopened February 15, 1955 as Vol. IV—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E area district, the reconstruction of entrance steps and platform without the required set back from street line, and using more than the area permitted; and to permit the extension of existing vault under sidewalk and the relocation of toilet rooms.

CALENDAR

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

151-55-A

APPLICANT—Wechsler and Schimenti, for Jewish Center of Kings Highway, Inc., owner.

SUBJECT—Application January 20, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1212 Avenue P, south side, 80 ft. east of East 12th street, Block 6775, Lot 5, Borough of Brooklyn.

193-50-BZ—Vol. II

APPLICANT—Ralph E. Leff, for All Boro Realty Service, Inc., owner (Shell Oil Company, lessee).

SUBJECT—Application reopened March 1, 1955 as Vol. II re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot, for a term of fifteen years.

PREMISES AFFECTED—557-571 Grand Concourse, west side, 31.6 ft. north of East 149th street, Block 2347, Lots 24 and 28, Borough of The Bronx.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

987-54-BZ

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence use district the change in occupancy on first floor from store to manufacturing of clothing and accessory use of cellar floor.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

988-54-A

APPLICANT—Andrew DiCamillo, for Emanuele Garofalo, owner.

SUBJECT—Application December 22, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2711 Harway avenue, north side, 77 ft. 4 in. east of 27th avenue, Block 6900, Lot 5, Borough of Brooklyn.

991-54-BZ

APPLICANT—Burke, Green and Groh, for Sadie Shugar, owner.

SUBJECT—Application December 30, 1954—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the erection of a one story and mezzanine extension to existing structure, using more than the area permitted.

PREMISES AFFECTED—107-66 Cross Bay boulevard, northwest corner of Sutter avenue, Block 9160, Lot 209, Ozone Park, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

1001-54-BZ

APPLICANT—Siegel and Green, for Harmosa Oil Corp., owner (Charlie's Service Station, lessee).

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the

reconstruction and extension of accessory building on existing gasoline service station, to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and office; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1908-1914 Park avenue and 72-78 East 130th street, southwest corner, Block 1754, Lot 40, Borough of Manhattan.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

15-55-BZ

APPLICANT—Charles M. Spindler, for Daniel Kanfer, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, car-wash, motor vehicle repairs, storage and sale of accessories, and office.

PREMISES AFFECTED—117-04 Sutphin boulevard and 148-02 to 148-14 Foch boulevard, southwest corner, Block 12022, Lot 13, Jamaica, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

63-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Fred Frederickson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from battery and ignition service and upholstery repairs, by permitting the existing retail sales, storage of lumber, trim, and building materials in building and yard, and to permit the use of one 8 inch table saw and one 24 inch bandsaw in the building, all for a period of fifteen years.

PREMISES AFFECTED—45-09 161st street and 161-02 to 161-10 45th avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

483-50-BZ—Vol. III

APPLICANT—Irving P. Marks, for Levkay Realty Company, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. III—re (decision of the borough superintendent) under sections 7c and 7e of the zoning resolution, to permit in the business use portion of a plot located in a business and unrestricted use district the erection and maintenance of a building to be used as an automatic auto laundry in conjunction with an existing gasoline service station, and to permit the erection of an extension to existing accessory building to be used as an auto inspection station.

PREMISES AFFECTED—5140-5160 Broadway, northeast corner of West 220th street, Block 2215, Lot 842, Borough of Manhattan.

Laid over from June 7, 1955 to June 28, 1955, for applicant to file plan of turning radius; inspection and decision; hearing closed.

606-51-BZ—Vol. II

APPLICANT—Henry Nordheim, for Meta Schmidt, owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing and office.

PREMISES AFFECTED—2515 Williamsbridge road and 2510 Paulding avenue, southwest corner, Block 4450, Lot 89, Borough of The Bronx.

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Laid over from June 7, 1955, to June 28, 1955, for inspection and decision; hearing closed.

969-54-BZ

APPLICANT—Philip Davis, for Evlaw Realty Corp., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, motor vehicle repairs, storage and sale of accessories and office.

PREMISES AFFECTED—10824 Flatlands avenue, south side 202.59 ft. east of East 108th street, Block 8235, Lot 10, Borough of Brooklyn.

Laid over from May 17, 1955 to June 14, 1955, to consider a new proposal as to larger plot; then to June 28, 1955, for applicant to file revised plans showing all proposed details; hearing previously closed.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 2l of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

Laid over from May 3, 1955 to May 24, 1955, for inspection and decision; hearing closed; then to June 7, 1955, for inspection and decision; then to June 21, 1955, for applicant to file revised plans, omitting the golf driving range; hearing previously closed; then to June 28, 1955, for applicant to furnish the Board with a schedule of amortization for the Board's consideration.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—re (decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, ½ times height district the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

Laid over from June 7, 1955, to June 21, 1955, for inspection if necessary and decision; hearing closed; then to June 28, 1955, for receipt of letter from the Civil Aeronautics Administration.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

Laid over from June 21, 1955 to June 28, 1955, for decision of the borough president.

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwelling units and restaurant (cabaret—no dancing).

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

Laid over from June 21, 1955, to June 28, 1955, at the request of the applicant.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park south, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

6-53-BZ

APPLICANT—Hyman Wiener, for Greater New York Corporation of Seventh Day Adventists, owner.

SUBJECT—Application reopened June 1, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 21 of the zoning resolution, permitting in a residence use B area district, the erection and maintenance of a structure (church building), using more than the area permitted.

PREMISES AFFECTED—109-111 East 87th street, north side, 80 ft. east of Park avenue, Block 1516, Lots 5 and 6, Borough of Manhattan.

221-28-BZ—Vol. II

APPLICANT—Charles M. Spindler, for GAF Service Station, Inc., owner.

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SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a retail use district the additional use of motor vehicle repair shop to existing gasoline service station, lubritorium, auto wash, storage and sale of accessories and office.
PREMISES AFFECTED—120-12 to 120-28 Merrick boulevard and 174-11 to 174-17 Baisley boulevard, southwest corner, Block 12392, Lot 43, Jamaica, Borough of Queens.

135-42-BZ—Vol. II

APPLICANT—J. B. Dow, for Hazeltine Electronics Corp., owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 21 of the zoning resolution, to permit in a residence use, F. area district, the extension of existing one story, office, research laboratory and light manufacturing, using more than the area permitted, and to permit the continuation of parking of motor vehicles—all for a term of twenty years.

PREMISES AFFECTED—60-15 to 60-31 Little Neck parkway, northeast corner of 61st avenue, Block 8400, Lot 146, Little Neck, Borough of Queens.

365-49-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold Tepper, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district for a term of fifteen years the erection and maintenance of a high speed auto laundry (automatic) and stores, with an entrance or exit nearer the residence than is permitted.

PREMISES AFFECTED—248-01 to 248-09 Northern boulevard and 43-55 to 43-65 248th street, northeast corner, Block 8118, Lot 40, Bayside, Borough of Queens.

70-52-BZ—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and retail use district the extension in use and area of existing parking and storage of motor vehicles on lot 77 to include lots 80 and 126.

PREMISES AFFECTED—88-34 to 88-38 161st street, west side, 269 ft. 2¾ in. north of 89th avenue, Block 9764, Lots 77, 80 and 126, Jamaica, Borough of Queens.

333-52-A—Vol. II

APPLICANT—Herman Horowitz, for Lucy Mines, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. II—filed pursuant to section 35, General City Law re proposed use of premises in bed of a mapped street—160th street.

PREMISES AFFECTED—88-34 161st street, west side, 295 ft. 2½ in. north of 89th avenue, Block 9764, Lot 77, Jamaica, Borough of Queens.

737-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Aquilino Holding Corp., owners.

SUBJECT—Application reopened March 22, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence use, D area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—134-37 Dahlia avenue, north side, 100 ft. west of Main street, Block 5125, Lot 41, Flushing, Borough of Queens.

952-54-BZ

APPLICANT—Morris Shachnow, for Morris, Shachnow, Julius Israel and David H. Israel, owners.

SUBJECT—Application December 14, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence and restricted retail use district the parking and storage of motor vehicles, and the erection of a shelter for attendant.

PREMISES AFFECTED—249-257 1st avenue and 350 East 15th street, southwest corner, Block 921, Lots 32-27 inclusive, Borough of Manhattan.

32-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7A of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the extension in area of existing gasoline service station, and the installation of five additional gasoline storage tanks, and to rebuild the existing station to include lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories, and to permit the parking and storage of motor vehicles, with signs and show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

33-55-A

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., owner.

SUBJECT—Application January 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1534-1544 Bushwick avenue and 48-56 Aberdeen street, southwest corner, Block 3468, Lot 28, Borough of Brooklyn.

91-55-BZ

APPLICANT—Kitzler and Nurick, for Jecoma Corp., owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction and reduction in size of garage for more than five motor vehicles, and to permit the inclusion of motor vehicle repair shop, and the parking of motor vehicles waiting service; to existing public garage, gasoline service station, greasing and office.

PREMISES AFFECTED—583-593 Liberty avenue and 279-295 Barbey street, northeast corner, Block 3965, Lot 1, Borough of Brooklyn.

125-55-BZ

APPLICANT—Paul Friedman, for Marjorie Helbraun and Hannah Schiff, owners.

SUBJECT—Application February 15, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7A of the zoning resolution, to permit for a term of fifteen years, in the business use portion of a lot, located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories, and office with show windows nearer the residence use district than is permitted; and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—2013-2023 Bath avenue and 146-158 Bay 25th street, northwest corner, Block 6409, Lot 58, Borough of Brooklyn.

138-55-BZ

APPLICANT—Charles M. Spindler, for Ruth Goodstein and Matilda Lazare, owner (Irving Goodstein, lessee).

SUBJECT—Application February 18, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business and residence use district the reconstruction and extension in area of an existing gasoline service station to include lubri-

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torium, auto washing, motor vehicle repairs, safety inspection station, storage and sale of accessories.

PREMISES AFFECTED—98-04 to 98-08 37th avenue, south side, 25.07 ft. east of 98th street, Block 1761, Lot 2, Corona, Borough of Queens.

170-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—701-707 Soundview avenue and 700-708 St. Lawrence avenue, intersection of Soundview, St. Lawrence and Seward avenues, Block 3597, Lot 1, Borough of The Bronx.

214-55-BZ

APPLICANT—Samuel Rosenblum, for Three East Fifty Fourth Inc., owner.

SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail use district the erection and maintenance of an office building without the required loading berth.

PREMISES AFFECTED—3-11 East 54th street, north side, 125 ft. east of 5th avenue, Block 1290, Lots 6-10 inclusive, Borough of Manhattan.

626-29-BZ—Vol. IV

APPLICANT—Herman Horowitz, for Rubel Corp., owner (Department of Sanitation, City of New York, lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7c, 7e and 7f and 21 of the zoning resolution, to permit in a business and residence use district the inclusion of a motor vehicle repair shop in an existing storage garage building.

PREMISES AFFECTED—2012-2030 Neptune avenue and 2801-2809 West 21st street, southeast corner, Block 7018, Lot 1, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman*

JUNE 28, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 28, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

982-54-SM

APPLICANT—National Gypsum Company, owner.

SUBJECT—Application December 14, 1954—Gold Bond Acoustipanel System (sound absorption and fire resistant ceiling), approval of.

208-50-SM

APPLICANT—Lone Star Cement Corp., manufacturer.

SUBJECT—Application March 7, 1950—Lone Star Air Entraining Portland Cement, Type 1A-11A and Lone Star Incor High Early Air Entraining Portland Cement, Type 11A, approval of.

734-54-SM

APPLICANT—Granco Steel Products Company, owner.

SUBJECT—Application September 14, 1954—Corruform and Tufcor Steel Deck (fire resistive roof for industrial construction), approval of.

278-55-SM

APPLICANT—Frameproof Chemical Co., Inc., owner (Perma Dry Co., Inc., agent).

SUBJECT—Application April 1, 1955—Texpruf Flame Retardant, approval of.

321-55-SA

APPLICANT—Davis Engineering Corp., owner.

SUBJECT—Application April 11, 1955—Paracoil Thermo-Film Fuel Oil Heater (preheater), approval of.

726-54-SM

APPLICANT—The Chicago Faucet Company, owner.

SUBJECT—Application September 7, 1954—Chicago Faucet Vacuum Breakers, Models 893 ($\frac{3}{8}$ ") and 892 ($\frac{1}{2}$ "), approval of.

880-50-SA

APPLICANT—Sec-O-Matic Corp., owner-manufacturer.

SUBJECT—Application reopened December 1, 1953, as to amendment to resolution as to additional model and to consider change of ownership—re Sec-O-Matic Dry Cleaning System, Models AH, AHR and AR, previously approved.

1464-39-GR

APPLICANT—Austin Ambach.

SUBJECT—Application reopened April 26, 1955 for consideration and report as to inclusion of inspection agency (Austin Ambach of the Inspection Agency).

392-48-A—Vol. II

APPLICANT—E. Augustus Acker, for Alice Courtney, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—1043 48th avenue, north side, 150 ft. west of 11th street, Block 45, Lot 19, Long Island City, Borough of Queens.

475-54-A

APPLICANT—Alexander Zamschnick, for Estate of Nathan Roggen, owner.

SUBJECT—Application June 3, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—39-41 East Broadway, south side, 258.7 ft. east of Catherine street, Block 280, Lot 40, Borough of Manhattan.

706-54-A—Vol. II

APPLICANT—Gabriel Nathan, for Samuel Gast, owner (Beach 98th and Boardwalk, Corp., lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. II—filed pursuant to Section 35, of the General City Law re extension of building in bed of mapped street—proposed widening of Rockaway Beach boulevard and a decision of the borough superintendent.

PREMISES AFFECTED—98-01 to 98-09 Rockaway Beach boulevard and 185-197 Beach 98th street, southwest corner, Block 637, Lot 39, Rockaway Beach, Borough of Queens.

738-54-A

APPLICANT—DeRose and Cavalieri, for 154 North 7th Street Holding Corp., owner.

SUBJECT—Application October 1, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—154-158 North 7th street, south side, 80 ft. west of Bedford avenue and 151-143 North 6th street, Block 2327, Lots 19-32 and 33, Borough of Brooklyn.

670-54-A

APPLICANT—Abraham Fisher, for Game Realty Corp., owner.

SUBJECT—Application July 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—457-461 West Broadway, east side, 145 ft. north of Prince street, Block 515, Lot 4, Borough of Manhattan.

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812-54-A

APPLICANT—Rust-Oleum Corp., owner.
SUBJECT—Application October 18, 1954—Re: Transportation, storage and sale of combustible mixture known as "Rust-Oleum Lubricating Grease" in New York City (labelling of containers not in accordance with Administrative Code requirements).

177-55-A

APPLICANT—Canada Dry Ginger Ale Inc., owner.
SUBJECT—Application March 8, 1955—re Appeal from a decision of the fire commissioner.
PREMISES AFFECTED—59-02 Borden avenue, south side, 191.02 ft. west of Maurice avenue, Block 2657, Lot 40, Maspeth, Borough of Queens.

393-55-A

APPLICANT—Lama, Proskauer and Prober, for Donald Holding Corp., owner.
SUBJECT—Application May 16, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—110-112 West 30th street, south side, 139 ft. 6 in. west of Avenue of the Americas (6th), Block 805, Lot 67, Borough of Manhattan.

439-55-A

APPLICANT—A. J. Daidone, for Department of Public Works, City of New York, owner.
SUBJECT—Application June 3, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—Block bounded by Adams street, Fulton street, Washington street and Johnson street, Blocks 139-140, Lots 11, 20, 33 and 50, Borough of Brooklyn.

HARRIS H. MURDOCK, *Chairman.*

JULY 6, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, July 6, 1955, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

14-55-BZ

APPLICANT—Paul Friedman, for Bronx County Trust Co., owner (General Outdoor Advertising Co., Inc., lessee).
SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a restricted retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, and the parking of cars waiting to be serviced.
PREMISES AFFECTED—1427-1429 Edward L. Grant highway, southeast corner of Plimpton avenue, Block 2521, Lot 17, Borough of The Bronx.

Laid over from June 7, 1955 to June 14, 1955, at the request of the applicant; then to July 6, 1955, for inspection and decision; hearing closed.

621-24-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.
SUBJECT—Application reopened April 12, 1955 as Vol. II—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a business use district the increase in height of existing storage garage by the addition of another story, and to permit the use of roof for the parking of motor vehicles.
PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

Laid over from June 14, 1955 to July 6, 1955, for inspection and decision; hearing closed.

312-55-A

APPLICANT—Howard H. Snyder, for Terin Garage Corp., owner.
SUBJECT—Application March 15, 1955—re Appeal from a decision of the borough superintendent.
PREMISES AFFECTED—234-240 East 54th street, south side, 100 ft. west of 2nd avenue, Block 1327, Lot 29, Borough of Manhattan.

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street Corp., owner (545 Madison Corp., long-term lessee).
SUBJECT—Application March 11, 1955—re (decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district the erection and maintenance of a bank and office building, without the required loading berth.
PREMISES AFFECTED—545-547 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148, Borough of Manhattan.

Laid over from June 21, 1955, to July 6, 1955, for inspection if necessary and decision; hearing closed.

490-25-BZ—Vol. II

APPLICANT—Howard H. Snyder, for Lena Reich, owner (Charles B. Dribben doing business as United Speedometer Repair Company, lessee).
SUBJECT—Application reopened June 7, 1955 for consideration as to extension of term of variance and change of zone from residence to business—re (decision of the borough superintendent) previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the change in use on 2nd floor from undertaker's office to storage and workshop (speedometer repairs).
PREMISES AFFECTED—342 West 70th street, south side, 466 ft. west of West End avenue, Block 1181, Lot 151, Borough of Manhattan.

68-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for 10 Brighton 11th Street Corp., and 30 Brighton 11th Street Corp., owners.
SUBJECT—Application reopened May 10, 1955 as Vol. III—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the addition of parking and storage of motor vehicles on unbuilt upon portion of plot and to maintain existing uses of storage garage, lubritorium, motor vehicle repair shop and welding.
PREMISES AFFECTED—14-48 Brighton 11th street, west side, 59 ft. 4¾ in. south of Neptune avenue, Block 7516, Lots 2375 and 2386, Borough of Brooklyn.

1093-39-BZ—Vol. II

APPLICANT—William J. Heiser, for News Syndicate Company, Inc., owner.
SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, B area district, the extension in area of second floor to rear lot line, without the required rear yard.
PREMISES AFFECTED—684-732 Pacific street, south side, 80 ft. west of Carlton avenue, Block 1128, Lots 16-18 and 37, Borough of Brooklyn.

140-44-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober, for Lillian B. Leavitt, executrix of Estate of Louis Leavitt, owner.
SUBJECT—Application reopened November 24, 1953 as Vol. III—re (decision of the borough superintendent) under sections 7e and 7A of the zoning resolution, to permit in the residence use district portion of a plot the building to be used as store and to permit the extension of parking in local retail use district the parking of patrons' cars of

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proposed refreshment stand, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—223-06 to 223-30 and 224-04 Hempstead avenue, 102-28 32nd street, southwest corner of 225th street and 102-01 to 102-09 223rd street, Block 11159, Lot 28, Queens Village, Borough of Queens.

880-54-BZ

APPLICANT—William A. Giesen, for Harry A. Geller, owner.

SUBJECT—Application November 19, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a local retail use, C area district the erection and maintenance of a business structure (stores) using more than the area permitted, and without the required rear yard at curb level.

PREMISES AFFECTED—728 A and B and 730 A and B East 233rd street, south side, 230.6 ft. east of White Plains road, Block 4846, Lot 54, Borough of The Bronx.

955-54-BZ

APPLICANT—Meyer Fine, owner.

SUBJECT—Application December 15, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (non automatic), motor vehicle repairs and office, and to permit the parking of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—177-06 Liberty avenue, southeast corner of 177th street, Block 10330, Lot 110, Jamaica, Borough of Queens.

968-54-BZ

APPLICANT—Joseph Platzker and Philip Freshman, for Storage Realty Co., Inc., owner.

SUBJECT—Application December 22, 1954—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—10 Pitt street, east side, 125.5 ft. north of Grand street, Block 336, Lot 4, Borough of Manhattan.

975-54-BZ

APPLICANT—Siegel and Green, for Land Properties, Inc., owner.

SUBJECT—Application December 28, 1954—re (decision of the borough superintendent) under sections 7e, 7f and 7i of the zoning resolution, to permit in the business use portion of a plot located in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, and office; and to permit the parking and storage of motor vehicles, for a term of fifteen years.

PREMISES AFFECTED—824-848 Allerton avenue, south side, from Boston road to Bronxwood avenue, 2592-2600 Boston road, 2567-2571 Bronxwood avenue and 2566-2570 Matthews avenue, Block 4441, Lots 32-34, Borough of The Bronx.

40-55-BZ

APPLICANT—Arnold W. Lederer, for Congregation Ahavath Achim, owner.

SUBJECT—Application January 13, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, C area district the extension of existing structure, using more than the area permitted.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

910-53-A—Vol. II

APPLICANT—Arnold W. Lederer, for Congregation Ahavath Achim (Woodruff Avenue Temple), owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II

—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—151-153 Woodruff avenue, north side, 145 ft. 7½ in. east of Ocean avenue, Block 5054, Lot 62, Borough of Brooklyn.

52-55-BZ

APPLICANT—John L. Flynn, for George C. Arcaro, owner.

SUBJECT—Application January 27, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in the local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, storage and sale of accessories and office.

PREMISES AFFECTED—1255 Gunhill road, northwest corner of Bouck avenue, Block 4733, Lot 72, Borough of The Bronx.

59-55-BZ

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a local retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of cars waiting to be serviced.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

212-55-A

APPLICANT—Paul Friedman, for Max Donner, owner.

SUBJECT—Application March 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—4085-4099 Baychester avenue and 1970-1978 Edenwald avenue, southwest corner, Block 4981, Lots 49, 50, 53 and 54, Borough of The Bronx.

152-55-BZ

APPLICANT—Charles M. Spindler, for Carmine Paduano, owner.

SUBJECT—Application February 24, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—369-379 Avenue U and 2091-2101 East 1st street, northeast corner, Block 7104, Lots 499, 500 and 502, Borough of Brooklyn.

234-55-BZ

APPLICANT—Robert Gottlieb, for 68-74 East End Avenue Corp., owner (Rocket Cleaners, lessee).

SUBJECT—Application March 25, 1955—re (decision of the borough superintendent) under section 7c of the Zoning resolution, to permit in a residence use district, the extension of existing northerly store into existing apartments at rear of stores, to be used as a cleaning and pressing store.

PREMISES AFFECTED—70 East End avenue, west side, 41 ft. 6 in. south of East 83rd street, Block 1579, Lot 28, Borough of Manhattan.

257-55-BZ

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Davidson, for 16 East 79th Street Realty Corp., owner.

SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under section 7b of the zoning resolution, to permit in a residence and restricted retail use district, the change in occupancy from one family dwelling to doctors' offices and two apartments.

PREMISES AFFECTED—16 East 79th street, south side, 90 ft. west of Madison avenue. Block 1393, Lot 60, Borough of Manhattan.

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276-55-BZ

APPLICANT—Aaron N. Kiff, for York and Sawyer (St. Luke's Hospital, owner).

SUBJECT—Application April 6, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit the erection and proposed hospital building in excess of the height limit.

PREMISES AFFECTED—1091 Amsterdam avenue and 443 West 113th street, northeast corner, Block 1866, part of Lot 1, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 6, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, July 6, 1955*, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

Rules

1139-39-SR—Proposed Amendments to Rules for Inspection of Approved Opening Protective Assemblies.

632-54-A

APPLICANT—Kraman Iron Works, for Samuel and Leonard Schack and David H. Sherman, owners.

SUBJECT—Application July 30, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—448-450 East 149th street, south side, 90.44 ft. west of Brook avenue, Block 2293, Lots 53 and 54, Borough of The Bronx.

742-54-A

APPLICANT—Benjamin Saltzman, Borough Superintendent, Department of Housing and Buildings, Borough of Brooklyn.

OWNER OF PREMISES—1765 Bushwick Avenue Corporation.

SUBJECT—Application September 24, 1954—re Revocation of Certificate of Occupancy No. 30673-24 issued re N.B. 12053-54 and Certificate of Occupancy 73813-34.

PREMISES AFFECTED—1761-1765 Bushwick avenue, north side, 60 ft. 6¾ in. east of Fanchon place, Block 3483, part of Lot 6, Borough of Brooklyn.

786-54-A

APPLICANT—American Gas and Electric Service Corp., lessee (Hudson and Manhattan Railroad Co., owner).

SUBJECT—Application October 11, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—30 Church street, west side, from Dey to Cortlandt streets, 18th floor; Block 61, Lot 1, Borough of Manhattan.

277-54-A—Vol. II

APPLICANT—The Procter and Gamble Manufacturing Company, owner.

SUBJECT—Application reopened May 10, 1955 as Vol. II—re Appeal from a decision of the fire commissioner.

PREMISES AFFECTED—Richmond terrace, south side, 650 ft. west of Western avenue, Block 1400, Lot 1, Mariners Harbor, Borough of Richmond.

372-54-A—Vol. II

APPLICANT—H. E. Horwood, for Colkat Inc., owner (Baker Linen Co., lessee).

SUBJECT—Application reopened February 23, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—315-317 Church street, east side, 18 ft. 6 in. south of Lispenard street and 38 Lispenard street, Block 194, Lot 20, Borough of Manhattan.

630-54-A

APPLICANT—Joseph Mitchell, for Albert Schlessinger, owner.

SUBJECT—Application July 27, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—426 East 109th street, south side, 370 ft. east of 1st avenue, Block 1702, Lot 35, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman*.

JULY 12, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 12, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

917-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Vacuum Oil Co., Inc., owner.

SUBJECT—Application December 6, 1954—re (decision of the borough superintendent) under sections 7c, 7i and 7h of the zoning resolution, to permit in a residence and business use district the reconstruction of existing gasoline service station to include lubritorium, car wash, motor vehicle repairs and store and the parking and storage of motor vehicles with a curb cut partially in the residence use portion of plot.

PREMISES AFFECTED—2371-2379 Southern boulevard and 774-778 East 187th street, southwest corner, Block 3114, Lot 62, Borough of The Bronx.

Laid over from May 17, 1955 to June 7, 1955, for inspection and decision; hearing closed; then to June 14, 1955, as to possible change in zoning from business to retail; then to July 12, 1955, for applicant to submit decision of the borough superintendent and for two publications in the Bulletin.

160-30-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Max Kirsch, owner.

SUBJECT—Application reopened February 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), storage and sale of accessories, and office, and to permit the parking of more than five motor vehicles waiting to be serviced.

PREMISES AFFECTED—719-729 New Lots avenue and 676-684 Warwick street, northwest corner and 878-888 Livonia avenue, Block 4092, Lot 4, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

889-54-BZ

APPLICANT—Leonard F. Rothkrug, for Rose Cafiero, owner (Woodcrest Wood and Metal Cabinet Co., lessee).

SUBJECT—Application November 23, 1954—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the maintenance of existing office and carpenter shop for the making and assembly of wood and metal cabinets, using power saws and tools, and to permit the occupancy of vacant space at rear of building for the storage of lumber, formerly legally occupied as office and carpenter shop for assembly of kitchen cabinets (no power driven saws).

PREMISES AFFECTED—2256-2258 McDonald avenue, west side, 120 ft. north of Avenue U, Block 7103, Lot 34, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

974-54-BZ

APPLICANT—Paul Friedman, for Mercur Motors, Inc., owner.

SUBJECT—Application December 27, 1954—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction of existing public garage for more than

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five motor vehicles (reduction in size), and the enlargement of existing gasoline selling station, premises to be used as public garage for more than five motor vehicles, gasoline service station and the addition of motor vehicle repairs.

PREMISES AFFECTED—1801-1817 Cropsey avenue, north side, from 18th avenue to Bay 19th street, 8819-8829 18th avenue and 220-230 Bay 19th street, Block 6436, Lot 1, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

30-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a business use district the maintenance of existing manufacturing (floor space), in excess of the percentage of coverage.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

31-55-A

APPLICANT—Lama, Proskauer and Prober, for Arthur Levy, owner.

SUBJECT—Application January 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—852-858 Monroe street, south side, 100 ft. west of Howard avenue and 853-859 Madison street, Block 1481, Lot 30, Borough of Brooklyn.

38-55-BZ

APPLICANT—Paul Friedman, for Stellar Fuel Sales Corp., owner.

SUBJECT—Application January 21, 1955—re (decision of the borough superintendent) under sections 7f, 7e, 7i and 7A of the zoning resolution, to permit in the business use district portion of a plot located in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, with show windows nearer the residence use district than is permitted.

PREMISES AFFECTED—534-544 Coney Island avenue, southwest corner of Hinckley place, Block 5343, Lot 13, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

168-55-BZ

APPLICANT—Noah N. Sherman, for Frederick W. I. Lundy, owner Peter Pan Playland Corp., lessee).

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit the parking of motor vehicles of patrons of existing kiddie playland located in retail use district to be extended into residence use portion of plot, and to permit curb cuts in residence use portion of plot, for a period of ten years.

PREMISES AFFECTED—2601-2629 Emmons avenue north side, from East 26th to East 27th streets, Block 7499, Lots 40 and 80, Borough of Brooklyn.

Laid over from June 14, 1955 to July 12, 1955, for inspection and decision; hearing closed.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use dis-

trict the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

Laid over from June 1, 1955 to June 21, 1955, for inspection and decision; hearing closed; then to July 12, 1955, for further inspection and decision.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Papp's Motors Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II re (decision of the borough superintendent) under sections 7a, 7i, 7h and 7A of the zoning resolution, to permit in the retail use district portion of plot the erection and maintenance of a motor vehicle repair shop, in conjunction with used car lot, (previously granted by the Board—never built) and in the residence use district portion the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

Laid over from June 21, 1955 to July 12, 1955, for inspection and decision; hearing closed.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application reopened July 13, 1954 as Vol. II —re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the addition of parking of employees' cars (no fee to be charged), to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

Laid over from June 21, 1955, to July 12, 1955, for inspection and decision; hearing closed; applicant to file new photograph of site.

330-42-BZ—Vol. IV

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Application reopened May 24, 1955 as Vol. IV —re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, C area district the erection and maintenance of a building (store), using more than the area permitted, and to permit an exit to adjacent lot located in residence use district.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

427-55-A

APPLICANT—Jeron Company, Inc., owner.

SUBJECT—Application May 13, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—95-40 to 95-48 Queens boulevard, south side, 130 ft. west of 63rd drive, Block 3080, Lot 31, Rego Park, Borough of Queens.

293-52-BZ—Vol. II

APPLICANT—Latham C. Squire, for 139 East 36th street Corp., owner (Pack Medical Foundation, lessee).

SUBJECT—Application reopened May 24, 1955 as Vol. II —re (decision of the borough superintendent) under sections 7d and 21 of the zoning resolution, to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with

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cancer and its allied diseases, using more than the area permitted.

PREMISES AFFECTED—277-279 Lexington avenue, east side, 42½ ft. north of East 36th street, Block 892, Lot 22, Borough of Manhattan.

172-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for A. F. and G. Realty Corp., owner.

SUBJECT—Application reopened March 29, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and the parking of patrons cars (no fee to be charged) for a term of fifteen years.

PREMISES AFFECTED—1561-1577 Bruckner boulevard, north side, from Ward avenue to Manor avenue; 1000-1016 Ward avenue and 1001-1019 Manor avenue, Block 3716, Lots 1 and 5, Borough of The Bronx.

698-54-BZ

APPLICANT—Imre Chairman, for Salvatore S. Fazio (Dallo Auto Painting, lessee).

SUBJECT—Application September 9, 1954—re (decision of the borough superintendent) under section 7i of the zoning resolution, to permit in a business use district for a term of ten years the change of use of premises to motor vehicle repair shop.

PREMISES AFFECTED—2953 Boston road, west side, 100 ft. north of Paulding avenue and 2918 Paulding avenue, Block 4555, Lot 25, Borough of The Bronx.

61-55-BZ

APPLICANT—R. S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non automatic), motor vehicle repairs, and to permit the parking of motor vehicles awaiting service.

PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

62-55-A

APPLICANT—Reginald S. Hardy, for Emily Franklin, owner (Esso Standard Oil Co., lessee).

SUBJECT—Application January 28, 1955—filed pursuant to section 35, General City Law re premises located in proposed widening of mapped street—Parsons boulevard and 20th avenue.

PREMISES AFFECTED—19-21 Parsons boulevard, northeast corner of 20th avenue, Block 4630, Lot 1, Whitestone, Borough of Queens.

92-55-BZ

APPLICANT—M. Martin Elkind, for Salta Holding Corp., owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under sections 7f, 7h, 7i and 21 of the zoning resolution, to permit in a business use, D area district the erection and maintenance of a structure to be used as an auto-showroom, motor vehicle repair shop, storage and sale of accessories and office for a franchised auto dealer, using more than the area permitted; and to permit the erection and maintenance of a gasoline service station; and the parking of more than five motor vehicles (for patrons and employees) on unbuilt upon portion of plot.

PREMISES AFFECTED—1431-1461 86th street, north side, 240 ft. east of 14th avenue, Block 6340, Lot 52, Borough of Brooklyn.

133-55-BZ

APPLICANT—Leonard F. Rothkrug, for Samuel Borden, Hyman Herringman, Julius Blackman and William Sparago, owners.

SUBJECT—Application February 16, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, auto laundry, lubritorium, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3392-3406 Nostrand avenue, west side, 200 ft. north of Avenue U, Block 7334, Lot 27, Borough of Brooklyn.

141-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.

SUBJECT—Application February 11, 1955—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a residence and business use district the change in occupancy from motion picture theatre to dress manufacturing, offices and storage on first floor, and offices on second floor.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, Block 3819, Lot 17, Borough of Brooklyn.

142-55-A

APPLICANT—Lama, Proskauer and Prober, for Willonia Amusement Inc., owner.

SUBJECT—Application February 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—530-540 Livonia avenue and 481-495 Williams avenue, southeast corner, 2nd floor, Block 3819, Lot 17, Borough of Brooklyn.

186-55-BZ

APPLICANT—Patrick D. Concagh, for Patrick R. O'Connor, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, storage and sale of accessories and office.

PREMISES AFFECTED—225-237 East 233rd street and 230-234 East 234th street, intersection of, Block 3374, Lots 1 and 7, Borough of The Bronx.

200-55-BZ

APPLICANT—Paul Friedman, for Pauline Schwartz and Joseph Rae, owners.

SUBJECT—Application March 17, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the erection and maintenance of a refreshment stand and accessory parking, for a term of fifteen years.

PREMISES AFFECTED—2376 Knapp street, northwest corner of Avenue X, Block 7410, Lot 184, Borough of Brooklyn.

215-55-BZ

APPLICANT—Melvin E. Kessler, for Sequoia Realty Corp., owner.

SUBJECT—Application March 15, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline and oil selling station, lubritorium, car washing, motor vehicle repairs, storage and office, and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—1770 Gunhill road, southeast corner of Wickham avenue, Block 4498, Lot 15, Borough of The Bronx.

218-55-BZ

APPLICANT—Charles M. Spindler, for Garden Flushing Service Station, Inc., owner.

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SUBJECT—Application March 21, 1955—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, motor vehicle safety inspection station, storage and sale of accessories and office, for a term of fifteen years.
PREMISES AFFECTED—152-174 Hegeman avenue, south side, from Osborn street to Thatford avenue, 622-626 Osborn street, and 549-551 Thatford avenue, Block 3637, Lots 32 and 41, Borough of Brooklyn.

223-55-BZ

APPLICANT—Henry Nordheim, for Antonio Scalone, owner.
SUBJECT—Application March 24, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district the maintenance of existing non storage garage.
PREMISES AFFECTED—974 Sacket avenue, south side, 381.17 ft. east of Bronxdale avenue, Block 4062, Lot 49, Borough of The Bronx.

258-55-BZ

APPLICANT—Charles J. Wagner, for Sam Piazza, owner.
SUBJECT—Application April 1, 1955—re (decision of the borough superintendent) under sections 7f, 7i and 7h of the zoning resolution, to permit in a business use district for a term of twenty years, the erection and maintenance of a gasoline service station, motor vehicle repair shop, lubritorium, storage and sale of accessories and office; and to permit the parking and storage of more than five motor vehicles on unbuilt upon portion of plot.
PREMISES AFFECTED—417 Dahill road, east side, 125 ft. south of Cortelyou road, Block 5384, Lot 72, Borough of Brooklyn.

263-55-BZ

APPLICANT—Robert Gottlieb, for Laura Albertario, owner.
SUBJECT—Application April 4, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a business use, B area district the erection and maintenance of an extension to basement at front of building, using more than the area permitted.
PREMISES AFFECTED—230 East 58th street, south side, 240 ft. west of 2nd avenue, Block 1331, Lot 34, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 12, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 12, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:*

104-53-SM

APPLICANT—Matrad Corporation, owner.
SUBJECT—Application January 20, 1953—Greek Pumice Aggregate (from the Island of Santorin) Concrete Roof Fill for Insulation, approval of.

315-55-SM

APPLICANT—Dragon Cement Company, Inc., owner.
SUBJECT—Application April 13, 1955—Dragon Air Entrained Cements, Types IA and IIIA, approval of.

732-54-SA

APPLICANT—New England Oven and Furnace Company, Inc., owner.
SUBJECT—Application September 10, 1954—New England Oven and Furnace Co., Inc., Gas Fired Industrial Drying Oven, Model TR, approval of.

530-54-SA

APPLICANT—Herring-Hall-Marvin Safe Company, owner.
SUBJECT—Application June 11, 1954—Quickdraft (draft induction, mechanical for furnace systems), approval of.

895-53-SA

APPLICANT—Yula Water Heaters, Inc., owner.
SUBJECT—Application December 11, 1953—Yula Straight Tube Steam Fuel Oil Heaters, Type B (bayonet), approval of.

21-55-SA

APPLICANT—Interboro Elevator Company, Inc., owner.
SUBJECT—Application January 14, 1955—Interboro Elevator Co., Inc., Hydro-Matic Elevator Control Device, Models 3, 5, and 6, approval of.

618-52-SM

APPLICANT—Valco Inc., owner.
SUBJECT—Application August 14, 1952—Valco Safety Valve (for fuel lines) approval of.

737-54-SA

APPLICANT—Troy Laundry and Machinery Division of American Machine and Metals, Inc., owner.
SUBJECT—Application September 28, 1954—Troy Laundry (heavy duty washer), approval of.

775-53-SA

APPLICANT—Connor Engineering Corp., owner.
SUBJECT—Application October 26, 1953—Dorex Air Improver (mechanical ventilation—air purification), approval of.

922-54-SA

APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Imperial Dental Unit, Model KC, approval of.

920-54-SA

APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Ultra Coolant Handpiece Spray, Model 1 (accessory for dental units), approval of.

921-54-SA

APPLICANT—The Weber Dental Manufacturing Company, owner.
SUBJECT—Application November 23, 1954—Weber Imperial Unit, Model K, approval of.

878-50-SA

APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application September 29, 1950—Gehrich Bench, Cabinet and Truck Type Recirculating Ovens (standard equipment), approval of.

877-50-SA

APPLICANT—W. S. Rockwell Company, owner.
SUBJECT—Application September 29, 1950—Gehrich District Gas Fired Air Heater (standard equipment), approval of.

396-55-SA

APPLICANT—Fitzgibbons Boiler Company, Inc., owner.
SUBJECT—Application April 29, 1955—Fitzgibbons Packaged Boiler Unit (oil fired), Models 39-59 to 304-464 inclusive, approval of.

397-55-SA

APPLICANT—Fitzgibbons Boiler Company, Inc., owner.
SUBJECT—Application April 29, 1955—Fitzgibbons Gas Boilers, Series 770, Models 77G1-E, F, EP, EPT, FPT, 77G2-E, EP, EPT and FPT, approval of.

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427-46-SM—Vol. II

APPLICANT—Frank N. Carucci, for Pioneer Concrete Products Company, Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II test and report—Pioneer Cinder Block; previously dismissed for lack of prosecution re "P" Block (cinder concrete building block).

829-53-SM

APPLICANT—Twin Boro Cement Block Corp., owner.

SUBJECT—Application October 28, 1953—Twin Boro Cement Block Corp., Waylite Concrete Building Block, approval of.

106-55-SM

APPLICANT—The Masland Duraleather Company, owner.

SUBJECT—Application February 9, 1955—Masland Duran with fabric back Quality 2785 (flame resistant upholstery fabric), approval of.

174-51-SA—Vol. II

APPLICANT—W. S. Rockwell Company, owner.

SUBJECT—Application reopened July 20, 1954, as to amendment—re Standard Gehnrich Electric Recirculating Truck Type Ovens; previously approved.

891-51-SA

APPLICANT—L. J. Mueller Furnace Company, owner-manufacturer (Clewett Equipment Co., agent).

SUBJECT—Application reopened September 14, 1954 as to amendment—re Mueller Climatrol Gas-Fired Boiler, Models 10, 11 and 20; previously approved.

336-55-SA

APPLICANT—Charles Fuchs, for Metalmaster Corp., owner.

SUBJECT—Application April 19, 1955—Metalmaster Oil Burner and Silent Heat Distributing Corp., Oil Burner, Models A-1, A-2, A-3 and A-11, approval of.

171-52-SM

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application—reopened December 15, 1953 as to amendment to resolution as to additional use of Fire-code 60 Sheetrock—re USG Sheetrock Firecode 60 and 45 (incombustible wallboard and ceiling board); previously approved.

822-54-A

APPLICANT—H. M. Karson, for Armenian Welfare Association of New York, Inc., owner.

SUBJECT—Application October 29, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—11 Franconia avenue, north side, 456 ft. west of Kissena boulevard, Block 5145, Lot 90, Flushing, Borough of Queens.

286-55-A

APPLICANT—Joseph Lau, for 2338 Third Avenue Corporation, owner.

SUBJECT—Application April 11, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—2338 Third avenue and 176 East 127th street, southwest corner, Block 1775, Lot 40, Borough of Manhattan.

90-55-A

APPLICANT—Max G. Rome, for Board of Education, City of New York, owner.

SUBJECT—Application February 8, 1955—re Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—317 East 67th street, 316 East 68th street, and 1278-1292 2nd avenue, east side, from East 67th to East 68th streets, Block 1442, Lot 1, Julia Richman High School, Borough of Manhattan.

227-41-A—Vol. II

APPLICANT—Leonard F. Rothkrug, for Sophia Koster and Anne Landess, owners, doing business as St. Albans Nursing Home.

SUBJECT—Application reopened April 12, 1955 as Vol. II re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—110-24 Farmers boulevard and 188-55 Illion avenue, northwest corner, Block 10436, Lot 35, Hollis, Borough of Queens.

857-54-A

APPLICANT—Noah N. Sherman, for Underwood and Underwood Studios, Inc., owner.

SUBJECT—Application November 3, 1954—re Appeal from an order of the fire commissioner.

PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

429-55-A

APPLICANT—Vito P. Battista, for M. Rosenzweig, owner (o/u/c—Institute of Design and Construction).

SUBJECT—Application May 27, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—309-313 Bridge street, east side, 135 ft. 2 in. south of Johnson street, Block 2047, Lot 7, Borough of Brooklyn.

533-54-A

APPLICANT—Jno. B. Snook Sons, for John Payne March Estate (Bank of New York and James E. Leath, trustees u/w of Clement March), owner (Manhattan Lighting Equipment Co., lessee).

SUBJECT—Application June 25, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—16 Warren street, north side, 239 ft. 6 in. west of Broadway, Block 135, Lot 7, Borough of Manhattan.

244-55-A

APPLICANT—Leonard F. Rothkrug, for Beth Sholom Peoples Temple Inc., owner.

SUBJECT—Application March 30, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—8686-8696 Bay parkway and 2164-2180 Benson avenue, southwest corner, Block 6414, Lot 42, Borough of Brooklyn.

322-55-A

APPLICANT—Joseph Lau, Tyird Estates, Inc., owner.

SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—202-204 East 19th street, south side, 50 ft. east of 3rd avenue, Block 899, part of Lot 1, Borough of Manhattan.

743-54-A

APPLICANT—Siegel and Green, for Ginzco Realty Corp., owner (Palace Hotel Corp., lessee).

SUBJECT—Application September 8, 1954—filed pursuant to sec. 310 M.D.L. for variation of secs. 30, 31 and 32 re height of ceiling, etc.

PREMISES AFFECTED—313-315 Bowery, east side, 90 ft. 2 in. south of East 2nd street and 5-7 Extra place, 2nd floor, Block 457, Lot 5, Borough of Manhattan.

371-55-A

APPLICANT—Russell Colean, for York and Sawyer, Kiff, Colean, Voss and Souder, for Bowery Savings Banks, owner.

SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—206-212 West 34th street, south side, 100 ft. west of 7th avenue, 209-211 West 33rd street, Block 783, Lots 33 and 50, Borough of Manhattan.

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456-55-A

APPLICANT—Joseph Mitchell, for The Archbishopric of New York, owner.

SUBJECT—Application June 8, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—453 Madison avenue, east side, 60 ft. north of East 50th street, Block 1286, Lot 24 and part of Lot 22, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

JULY 15, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning July 15, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matter:

956-47-SR—Vol. II

SUBJECT—Proposed Rules Covering Dry Cleaning Establishments, pursuant to the Zoning Resolution of the City of New York.

HARRIS H. MURDOCK, *Chairman.*

JULY 19, 1955, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, July 19, 1955*, at 10 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubine and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application April 6, 1954—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, west side, from East 48th to East 49th streets; 425-435 East 48th street, north side and 422-430 East 49th street, south side, Block 1360, Lots 14, 15, 16, 26, 34, 35 and 37, Borough of Manhattan.

Laid over from June 21, 1955, to July 19, 1955, for inspection and decision; hearing closed.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—re (decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

Laid over from June 21, 1955, to July 19, 1955, for inspection and decision; hearing closed.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

Laid over from June 21, 1955, to July 19, 1955, for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

Laid over from June 21, 1955, to July 19, 1955, for inspection and decision; hearing closed.

166-55-BZ

APPLICANT—Paul Friedman, for Thomas Adams and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—re (decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

Laid over from June 21, 1955, to July 19, 1955, for inspection and decision; hearing closed.

137-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for 1799 Coney Island Avenue Corp., owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7e, 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a building to be used as a motor vehicle repair shop, and permitting the unbuilt upon portion of plot to be used for the parking of customers' motor vehicles and for the sale and display of used cars (previously denied the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—1793-1801 Coney Island avenue, east side, 305 ft. north of Avenue O, Block 6749, Lots 69 and 71, Borough of Brooklyn.

176-50-BZ

APPLICANT—Max Horn, for Frank Fenimore, owner.

SUBJECT—Application reopened June 21, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition under section 7c of the zoning resolution, permitting in a residence and business use district, the extension of existing junk storage building.

PREMISES AFFECTED—106-01 to 106-15 154th street and 154-02 South road, southeast corner, Block 10122, Lot 1, Jamaica, Borough of Queens.

172-36-BZ—Vol. II

APPLICANT—Samuel Rosenblum, for Coronet Piece Dye Works, Inc., owner.

SUBJECT—Application reopened June 1, 1955 as Vol. II—re (decision of the borough superintendent) under sections

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7c and 21 of the zoning resolution, to permit in a residence use district the continuation of existing building as a factory, dry cleaning, dyeing and finishing uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish avenue, north side, 135.66 ft. east of Queens boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

483-37-BZ—Vol. II

APPLICANT—Henry George Greene, for R and P Associates, Inc., owner.

SUBJECT—Application reopened January 25, 1955 as Vol. II—re (decision of the borough superintendent) under section 7c of the zoning resolution, to permit in a retail 1 and business 1 use district the elimination of the most northerly store fronting on 7th avenue, to provide access from 7th avenue to the parking site.

PREMISES AFFECTED—821-827 7th avenue and 159-167 West 53rd street, northeast corner, Block 1006, part of Lot 1, Borough of Manhattan.

246-41-BZ—Vol. II

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application reopened July 20, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and business use district the extension in area of accessory building, and the installation of two additional 550 gallon gasoline tanks, and to permit the existing low type gasoline dispensing pumps to remain instead of parkway type as originally approved, and to include the additional uses of motor vehicle repairs and the parking of motor vehicles awaiting service on existing gasoline service, lubritorium, and auto laundry.

PREMISES AFFECTED—2430-2432 Richmond road, northeast corner of New Dorp lane, Block 3627, Lot 1, New Dorp, Borough of Richmond.

564-52-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application reopened May 3, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and local retail use district for a term of ten years, the maintenance of existing uses of kiddie park, miniature golf course, baseball batting range and storage shed, archery, train ride, scooter ride, pedestrian ramp and office and the parking of patrons' motor vehicles, and to add the use of ice skating rink, and to increase the area for the parking of patrons motor vehicles.

PREMISES AFFECTED—229-01 to 230-21 (230-11 official) Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lots 25, 35, and 99; Block 8084, Lots 142 and 125; Block 8085, Lots 3 and 1, Douglaston, Borough of Queens.

565-52-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Alley Pond Amusements, Inc., owner.

SUBJECT—Application reopened November 30, 1954 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—230-11 Northern boulevard, north side, from Alley Creek to 231st street, Block 8083, Lot 35; Block 8084, Lot 127; Block 8085, Lot 3, Douglaston, Borough of Queens.

686-53-BZ—Vol. II

APPLICANT—Ludwig P. Bono, for Stella D'Oro Realty Corp., owner (Stella D'Oro Biscuit Company, Inc., lessee).

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a business use district the reduction in size of lot 66, and the use of existing wall of building on westerly lot line as a party

wall for proposed building to be erected on lot 70 (formerly lots 71 and 72).

PREMISES AFFECTED—191 West 237th street and 3781 Putnam avenue west, northwest corner, Block 3270, Lot 66, Borough of The Bronx.

739-54-BZ

APPLICANT—Charles Abrahams, for Menna and Son, owner.

SUBJECT—Application October 1, 1954—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in an unrestricted use, C area district the erection and maintenance of a one story extension to existing structure using more than the area permitted.

PREMISES AFFECTED—157-161 Lombardy street, north side, 75 ft. west of Varick avenue and 102-104 Anthony street, Block 2820, Lot 20, Borough of Brooklyn.

53-55-BZ

APPLICANT—M. Martin Elkind, for Lincoln Associates, owner.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in the residence use district portion of the plot the parking and storage of patrons' and employees' motor vehicles, (no fee to be charged), with an entrance (curb cut) more than the permitted distance from the intersection; and to permit the use of narrow strip of site fronting on Cherry avenue, partly in residence and partly in local retail use district as a driveway providing access from Cherry avenue.

PREMISES AFFECTED—44-15 Kissena boulevard, east side, 102.8 ft. south of Cherry avenue, and 40-10 Cherry avenue, Block 5192, Lot 27, Flushing, Borough of Queens.

70-55-BZ

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsbro Garage Corp., owners.

SUBJECT—Application January 28, 1955—re (decision of the borough superintendent) under sections 7c and 21 of the zoning resolution, to permit in a residence and business use, B area district, the change in use of cellar of 142 E. 41 St., Lot 44 from storage to storage garage, and also to provide openings in wall of building to east on lot 41; and also to use the roof of building at 144-148 E. 41st St., lot 41 for parking of cars; and to permit the extension of garage use into proposed newly excavated cellar and newly constructed fire proof roof 145-157 E. 40th St., lots 29 and 30 (building to be reduced to one story); and to permit the extension in rear of building using more than the permitted area.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44, Borough of Manhattan.

71-55-A

APPLICANT—Harry Silverman, for Grand Central Garage Corp., and Ginsbro Garage Corp., owners.

SUBJECT—Application January 28, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—142-148 East 41st street, south side and 145-147 East 40th street, north side, 100 ft. west of 3rd avenue, Block 1295, Lots 29, 30, 41 and 44. Borough of Manhattan.

88-55-BZ

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—re (decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence and retail use district the use of the existing structure at rear of site as a garage and motor vehicle repair shop for a term of five years.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

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89-55-A

APPLICANT—Henry Nordheim, for Ralph Di Girolamo, owner.

SUBJECT—Application February 8, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—3327 White Plains road, west side, 246.77 ft. north of Rosewood street, Block 4624, Lot 49, Borough of The Bronx.

147-55-BZ

APPLICANT—O'Connell and McInerney, for Florence Greco, owner.

SUBJECT—Application February 23, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, car wash (non automatic), motor vehicle repairs, storage and sale of accessories and office, for a term of fifteen years.

PREMISES AFFECTED—3500 East Tremont avenue, northwest corner of Barclay avenue, Block 5531, Lots 35 and 37, Borough of The Bronx.

182-55-BZ

APPLICANT—George Edward Beatty, for R. C. Church of Sts. Joachim and Anne, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under section 21 of the zoning resolution, to permit in a residence use, E 1 area district the erection of an extension to existing parochial school, nearer the street line than is permitted.

PREMISES AFFECTED—218-19 105th avenue, northeast corner of 217th lane, Block 11108, Lots 9, 21 and 27, Queens Village, Borough of Queens.

183-55-BZ

APPLICANT—Ingram S. Carner, for Louis Mintz, owner.

SUBJECT—Application March 9, 1955—re (decision of the borough superintendent) under sections 7f, 7A and 7e of the zoning resolution, to permit in a residence and retail use district the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and to permit the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is permitted.

PREMISES AFFECTED—8002-8016 Flatlands avenue and 901-911 East 80th street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

229-55-BZ

APPLICANT—Joseph Schafran, for Jamkay Realty Corp., and Fred Kronish, owners.

SUBJECT—Application March 16, 1955—re (decision of the borough superintendent) under section 7h of the zoning resolution, to permit in a restricted retail use district the parking and storage of motor vehicles, and the erection of an attendant's shelter.

PREMISES AFFECTED—137-61 Queens boulevard, and east side of Main street from Manton street to Queens boulevard and west side of 84th drive, 60.77 ft. south of Manton street, Block 9651, Lots 15, 55, 56, 64 and 75, Jamaica, Borough of Queens.

268-55-BZ

APPLICANT—Charles M. Spindler, for William Endico, owner.

SUBJECT—Application April 5, 1955—re (decision of the borough superintendent) under sections 7e, 7f, 7h and 7A of the zoning resolution, to permit in a residence and retail use district for a term of fifteen years the erection and maintenance of a gasoline service station, lubritorium, auto washing, motor vehicle repairs, storage and sale of accessories and office, with business entrances (curb cuts) nearer the residence use district than is permitted and to

permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3903 East Tremont avenue, southeast corner of Dewey avenue, Block 5443, Lots 1, 6 and part of Lot 32, Borough of The Bronx.

280-55-BZ

APPLICANT—Frederick A. Ketcher, for Fischbro Realty Corp., owner (New York Truck Renting Corp., lessee).

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under sections 7e, 7f and 7h of the zoning resolution, to permit in a business use district the erection and maintenance of a gasoline service station and an automatic auto laundry; and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—879 East 149th street, northeast corner of Timpson place, Block 2603, Lots 55, 60 and 106, Borough of The Bronx.

289-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Co., Inc., and Frank and Antoinette Della Corte, owners.

SUBJECT—Application April 11, 1955—re (decision of the borough superintendent) under sections 7c and 7i of the zoning resolution, to permit in a residence and retail use, E area district the relocation of existing gasoline service station (to be demolished), to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories; and to permit the parking and storage of motor vehicles on unbuilt upon portion of plot without the required side yard for accessory building.

PREMISES AFFECTED—110-48 to 110-56 (110-50 official) Horace Harding boulevard and 110-52 to 110-58 Colonial avenue, southeast corner, Block 2162, Lot 180, Flushing, Borough of Queens.

340-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Townes and James, Inc., owner.

SUBJECT—Application April 26, 1955—re (decision of the borough superintendent) under section 19A(h) of the zoning resolution, to permit in a residence and manufacturing use district the erection and maintenance of a building (warehouse and offices) with an entrance and exit from required loading berth nearer the intersection than is permitted.

PREMISES AFFECTED—879-921 (909 official) Remsen avenue, 9002-9042 Avenue D, southeast corner and 856-892 East 92nd street, Block 8124, Lot 33, Borough of Brooklyn.

398-55-BZ

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.

SUBJECT—Application April 19, 1955—re (decision of the borough superintendent) under sections 7a, 7c and 7h of the zoning resolution, to permit the extension of a business use into the residence use portion of plot within an existing building located in a business, retail and residence use district; and to permit the parking of motor vehicles in residence use district portion of plot.

PREMISES AFFECTED—43-25 to 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard and 43-24 and 43-26 214th place, Block 6300, Lot 6, Bayside, Borough of Queens.

399-55-A

APPLICANT—Joseph Tanenbaum, for Solgus Realty Corp., owner.

SUBJECT—Application April 19, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—43-25 and 43-29 Bell boulevard, east side, 78.4 ft. north of Northern boulevard, Block 6300, Lot 6 (formerly lots 6, 7, 39 and part of Lot 38), Bayside, Borough of Queens.

HARRIS H. MURDOCK, *Chairman.*

CALENDAR

JULY 19, 1955, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, July 19, 1955, at 2 o'clock in Room 1013, Municipal Building, Manhattan, on the following matters:

713-54-A

APPLICANT—Herman E. Horwood, for Loowal Realty Co. Inc., owner.

SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60, Borough of Manhattan.

714-54-A

APPLICANT—Herman E. Horwood, for Rexton Realty Co., owner.

SUBJECT—Application September 7, 1954—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58, Borough of Manhattan.

203-55-A

APPLICANT—Larry Meltzer, for State Building Supply Corp., owner.

SUBJECT—Application March 17, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—20-24 2nd avenue and 30-32 East 1st street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

273-55-A

APPLICANT—Henry G. Harris, for Detmars Realty Co., Inc., owner.

SUBJECT—Application March 29, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—534-542 West 27th street, south side, 275 ft. east of 11th avenue, Block 698, Lots 56 and 57, Borough of Manhattan.

HARRIS H. MURDOCK, *Chairman.*

MINUTES

BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 21, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, June 7, 1955, were approved as printed in the Bulletin of June 14, 1955, Vol. 40, No. 24.

137-26-BZ—Vol. II

APPLICANT—Melvin Salberg, for Culver Garage Corp., owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under section 7c of the zoning resolution, permitting partly in a business use and partly in a residence use district, for a term of years, the erection and maintenance of and extension to an existing garage for more than five motor vehicles.

PREMISES AFFECTED—8202-8226 18th avenue, west side, 70 ft. north of 84th street, Block 6314, Lots 130, 164 and 72, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Minsk.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for decision of the borough president.

330-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application reopened January 11, 1955 as Vol. IV—re (decision of the borough superintendent) under sections 7e, 7h and 21 of the zoning resolution, to permit in a residence and local retail use district, the maintenance of existing uses of junk shop, auto-wrecking, motor vehicle repair shop, refreshment stand and accessory parking of

patrons' cars; and to permit the reconstruction and increase in area of existing gasoline service station with a two story accessory building; and to permit the erection and maintenance of a golf driving range with accessory parking for patrons' cars.

PREMISES AFFECTED—227-15 to 228-21 (official 228-05) Northern boulevard, northeast corner of proposed 228th street, Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, George DeCombo and Robert J. Gill.

For Opposition: Edward Hoffman for Park Dept.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A.M. for applicant to furnish the Board with a schedule of amortization for the Board's consideration.

82-55-A

APPLICANT—Lama, Proskauer and Prober, for George DeCombo, owner.

SUBJECT—Application February 4, 1955—filed pursuant to section 35, General City Law re premises partly in bed of mapped streets—43rd avenue and 228th street and an appeal from a decision of the borough superintendent.

PREMISES AFFECTED—227-15 to 228-21 (228-05 official) Northern boulevard, northeast corner of 228th street (proposed), Block 6331, Lot 20, Block 6333, part of Lot 7 and Block 6334, Lots 1 and 5, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama, George DeCombo and Robert J. Gill.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. in conjunction with Cal. No. 330-33-BZ—Vol. IV.

539-43-BZ—Vol. II

APPLICANT—Patrick D. Concagh, for Irving London, owner.

MINUTES

SUBJECT—Application reopened September 21, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 19A(j) of the zoning resolution, to permit in a residence use district the proposed change in occupancy from garage for more than five motor vehicles, to storage of junk and factory (wire working shop with power tools), and without the required loading berth and without the required height and width of entrance.

PREMISES AFFECTED—600 East 242nd street and 4748-4756 Bronx boulevard, southeast corner, Block 5103, Lots 37 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to September 20, 1955, at 10 A. M. for applicant to furnish the Board, in letter form, statement as to the proposed tenancy, along the lines the Board has indicated.

595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7d and 7e of the zoning resolution, to permit in a residence use district, the change in occupancy of an existing building from apartment hotel and accessory restaurant, to non-resident doctors' offices, commercial offices, two dwelling units and restaurant (cabaret—no dancing).

PREMISES AFFECTED—30 Central Park South, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: William A. Mechmann.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. at the request of the applicant.

596-44-A—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened March 8, 1955 as Vol. II—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—30 Central Park South, south side, 320 ft. east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Paul Friedman.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M., at the request of the applicant.

304-52-BZ—Vol. II

APPLICANT—Henry Nordheim, for Pappy's Motors Inc., owner.

SUBJECT—Application reopened January 18, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7a, 7i, 7h & 7A of the zoning resolution, to permit in the retail use district portion of plot, the erection and maintenance of a motor vehicle repair shop, in conjunction with used car lot, (previously granted by the Board—not built) and in the residence use district portion, the parking and storage of motor vehicles, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—1489 Bruckner boulevard and 1000 Evergreen avenue, northeast corner, Block 3712, Lot 7, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Ray Myer, Grace Rossi, Geraldine Schutzer, Bette Weiser, Rosaline Roth, O. Scangallo, Leona Weaderhorn, Frances Cassano, Lillie Schlesinger, Abraham Meyers, Louis Pischler, Paul R. Bitler and William Dorros.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed.

351-53-BZ—Vol. II

APPLICANT—Ingram S. Carner, for Cornell Iron Works, Inc., owner.

SUBJECT—Application reopened July 13, 1954 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the addition of parking of employees' cars (no fee to be charged), to existing storage of steel materials.

PREMISES AFFECTED—36-21 to 36-27 13th street, east side, 175.14 ft. north of 37th avenue, Block 350, Lot 8, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Ingram S. Carner.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for inspection and decision; hearing closed; applicant to file new photograph of site.

127-54-BZ

APPLICANT—Saul S. Nevins, for Max J. Kotzen and Ethel Kotzen, owners.

SUBJECT—Application February 24, 1954—re (decision of the borough superintendent) under sections 7f and 7i of the zoning resolution, to permit in the retail use district portion of a plot located in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry and office; and to permit the parking of more than five motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—3309 White Plains road and 685-695 Rosewood street, northwest corner, Block 4624, Lot 57, Borough of The Bronx.

APPEARANCES—

For Applicant: Saul S. Nevins.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 10 A. M. for further inspection and decision; hearing closed.

197-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Harold J. Weinstock, owner.

SUBJECT—Application reopened April 26, 1955 as Vol. II—re (decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district for a term of fifteen years, the erection and maintenance of a doctor's office and a gasoline service station, lubritorium, car-washing, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking and storage of motor vehicles.

PREMISES AFFECTED—58-12 to 58-30 (official 58-12 58-20) Francis Lewis boulevard and 58-15 to 58-37 Hollis Court boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

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For Opposition: Max Groschel, Thomas M. Katsidros, Ernest S. Sadler, Ettore P. Guasth, Helen Solomon, Felix Rigollet and Tillie Sills.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for Board investigation as to proposed roadway; hearing closed, date to be set.

233-54-BZ

APPLICANT—Arthur S. Hirsch, for Joseph Lubin and Joseph Eisner, owners (Car Wholesalers, Inc., lessee).

SUBJECT—Application April 6, 1954—(decision of the borough superintendent) under sections 7e and 7h of the zoning resolution, to permit in a residence use district, the extension in area of existing parking and storage of motor vehicles on plot used as a gasoline service station and for the parking and storage of motor vehicles.

PREMISES AFFECTED—Franklin D. Roosevelt drive, from East 48th to East 49th streets, 425-435 East 48th street, north side and 422-430 East 49th street, south side, (Block 1360, Lots 14, 15, 16, 26, 34, 35, and 37), Borough of Manhattan.

APPEARANCES—

For Applicant: Arthur S. Hirsch and Alexander Lurkis.

For Opposition: Harry Schreber.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

650-54-BZ

APPLICANT—Guerino Salerni, for Philip Varrichio, owner.

SUBJECT—Application August 20, 1954—(decision of the borough superintendent) under section 7a of the zoning resolution, to permit in a residence use district, the erection and maintenance of a structure to be used for the storage of the same general equipment as stored in open yard, and for a small office.

PREMISES AFFECTED—19-67 to 19-73 77th street, east side, 240 ft. north of 21st avenue, Block 946, Lot 58, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Guerino Salerni, Philip Varrichio and Don Forchelli.

For Opposition: Thomas A. Duffy, Albert A. Raphael, Martin J. Gagel, Katharine Tetro, Albina Stantero, Spieldon Schleh, Nancy Coco, Domenick D'Andrea, Mary De Masi, Katherine Viola, Anna Crisel, Martha Ann Gagel, F. D. Ferran, Ernest Nuccio, V. Coco, Camilla Casamassina, Lucille Frischitti and Grace Warrell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 10 A. M. for inspection and decision; hearing closed.

942-54-BZ

APPLICANT—John L. Flynn, for Vanlib Realty Corp., owner.

SUBJECT—Application December 13, 1954—(decision of the borough superintendent) under sections 7f and 7A of the zoning resolution, to permit in a business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), storage and sale of accessories and office, with a curb cut nearer the residence use district than is permitted.

PREMISES AFFECTED—144-21 Liberty avenue and 138-34 to 138-52 Lloyd road, northwest corner, Block 10020, Lot 114, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: John L. Flynn and Fred Flynn.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 10 A. M. for inspection and decision; hearing closed.

60-55-BZ

APPLICANT—Charles M. Spindler, for Carl Gibson, owner.

SUBJECT—Application February 1, 1955—(decision of the borough superintendent) under sections 7e, 7f, 7i and 7A of the zoning resolution, to permit in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, auto wash, motor vehicle repairs, storage and sale of accessories and office, with a business entrance (curb cut), show windows and signs nearer the residence use district than is permitted, all for a term of fifteen years.

PREMISES AFFECTED—1111-1113 Bedford avenue and 312-324 Gates avenue, southeast corner, Block 1812, Lots 7 and 10, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A.M. for inspection and decision; hearing closed.

139-55-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—(decision of the borough superintendent) under section 7e of the zoning resolution, to permit in a residence use district for a term of ten years, the use of premises as a golf driving range, miniature golf course, Par 3 golf course, and to permit the erection and maintenance of three structures of class IV construction to be used as, (1) ticket office and storage, (2) open shed over driving tees, and (3) for storage; and to permit the parking of patrons' cars (no fee to be charged).

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Benjamin Eizenman, S. S. Meyers, Ethel Parthe, Frederick J. Parthe, Peter Richards, Harold Lamel, Irmgard Behr, Mary Natali, Julia Kampe, John Iberti, Edward Hoffman for Park Dept., W. J. Weldon, Ernest Behrmann, Mildred Greenglass, Arthur Murray Rybicki, Louise Behrmann, Wally Gebhardt, Peter Alfano and Robert J. MacCraig.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date to be set.

140-55-A

APPLICANT—Lama, Proskauer and Prober, for Harry L. and Leah Osias, Abraham Savedoff and Jack Parker, owners.

SUBJECT—Application February 21, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—242-02 to 242-80 (242-20 official) 61st avenue, south side, 43.11 ft. east of Douglaston parkway and 61-01 to 71-27 Douglaston parkway, Block 8286, Lots 100 and 180 and Block 8291, Lot 1, Bayside, Borough of Queens.

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APPEARANCES—

For Applicant:

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over for inspection and decision; hearing closed; date to be set.

166-55-BZ

APPLICANT—Paul Friedman, for Thomas Adams, and Alfred Trivilino, owners.

SUBJECT—Application March 2, 1955—(decision of the borough superintendent) under sections 7f, 7e and 7A of the zoning resolution, to permit in a residence and business use district for a term of fifteen years, the erection and maintenance of a gasoline service station, auto washing (non automatic), lubrication, storage and sale of accessories, and office, with an entrance and exit nearer the residence use district than is permitted.

PREMISES AFFECTED—105-25 Horace Harding Expressway, northwest corner of Granger street, Block 1963, Lot 24, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 10 A. M. for inspection and decision; hearing closed.

201-55-BZ

APPLICANT—Samuel Rosenblum, for Madison 55th Street Corp., owner (545 Madison Corp., long-term lessee).

SUBJECT—Application March 11, 1955—(decision of the borough superintendent) under section 19A(j) of the zoning resolution, to permit in a restricted retail and retail use district, the erection and maintenance of a bank and office building, without the required loading berth.

PREMISES AFFECTED—545-547 Madison avenue and 30-54 East 55th street, southeast corner, Block 1290, Lots 48, 52 and 148 Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

For Opposition: Edward Hoffman for City Construction Coordinator.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 6, 1955, at 10 A. M. for inspection if necessary and for decision; hearing closed.

294-55-BZ

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corp., owner.

SUBJECT—Application April 15, 1955—(decision of the borough superintendent) under section 9A of the zoning resolution, to permit in the manufacturing and unrestricted use district portion of plot located in a residence retail, manufacturing and unrestricted use, ½ times height district, the erection and maintenance of a structure in excess of height permitted within two miles of an airport.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street, southeast corner of 134th avenue; 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Agnes Wilson Dorothy Chervin, Hazel L. McLarney, Anna George, Sophie Harreus, Dorothy Durham and Mary D. McMahon.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for receipt of letter from the Civil Aeronautics Administration.

295-55-A

APPLICANT—Lama, Proskauer and Prober, for 899 Kent Corporation, owner.

SUBJECT—Application April 15, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—134-01 to 136-09 (135-01 official) Belknap street southeast corner of 134th avenue 132-16 to 132-30 Merrick boulevard and 179-79 to 180-05 137th avenue, Block 12999, Lot 44, Springfield, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to June 28, 1955, at 10 A. M. for more detailed plans; hearing closed.

312-24-BZ—Vol. II

Applicant—Stanley B. Epstein, for Solmax Realty Co., Inc., owner.

SUBJECT—Application reopened May 10, 1955 for consideration as to execution of term of variance—re (decision of the borough superintendent) previously granted on condition under sections 7e and 7A of the zoning resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); (previously granted by the Board) to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection, for a term of years.

PREMISES AFFECTED—1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Stanley B. Epstein.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative—Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

THE RESOLUTION—

WHEREAS, on May 23, 1954 this application (Vol. I) was granted by the Board on certain conditions, to permit in a residence use district the erection and maintenance of a building to be used for business purposes (stores), affecting premises 1310-1320 East 15th street, Borough of Brooklyn; and

WHEREAS, on May 24, 1944 the Board amended resolution under Vol. II, to permit stores along Elm avenue, under sections 7e and 7A of the zoning resolution for a term of five years, affecting 1418-1424 Elm avenue and 1310-1320 East 15th street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 24, 1954; and

WHEREAS, this application was reopened on May 10, 1955 and set for hearing on June 7, 1955 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice of publication in the Bulletin; laid over to June 14, 1955, for applicant to obtain decision

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of borough superintendent; then to June 21, 1955, for applicant to file a decision of the borough superintendent; hearing previously closed; and

WHEREAS, the decision of the borough superintendent, dated June 16, 1955 acting on Alt. Applic. 2283-55, reads:

"1. Proposed alteration of bldg. partly in a Business use district and partly in a Residence use district from shoe repair shop, public market, tailor shop, barber shop, electrical supply store and two vacant spaces to shoe repair shop, public market, tailor shop, barber shop, electrical supply store and two retail stores restricted to occupancy permitted in a Restricted Retail District is contrary to Art. II, Sect. 3 of the Zoning Resolution.

2. Proposed show windows and signs on E. 15th St. will be contrary to Bd. of Standards and Appeals variance under Cal. #312-24-BZ and in violation of Article II, P. 7-A of the Zoning Resolution.

Note: Premises were subject of B.S.A. approval under Cal. #312-24-BZ."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 24, 1949, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted for a term of five years from the date of this amended resolution to permit * * *; that other than as herein amended the resolution above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained and all work completed within three months from the date of this amended resolution."

50-42-BZ

APPLICANT—M. B. Rhine, for Marie Rusciano, owner (Harry Barkoff, lessee).

SUBJECT—Application reopened May 24, 1955, for consideration as to extension of term of variance—re (decision of the borough superintendent) previously granted on condition, under section 7i of the zoning resolution, permitting in a business use district, for a term of years, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1261 Jerome avenue, west side, 70 ft. south of West 169th street, Block 2855, Lot 28, Borough of The Bronx.

APPEARANCES—

For Applicant: M. B. Rhine.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on May 12, 1942 this application was granted by the Board on certain conditions, under section 7i of the zoning resolution, to permit in a business use district, for a term of two years, the conversion of occupancy of an existing building to a motor vehicle repair shop and paint shop, affecting 1261 Jerome avenue, west side, 70 ft. south of West 169th street, Block 2855, Lot 28, Borough of the Bronx; and

WHEREAS, on February 6, 1945 the Board extended the term of variance for a term of two years; and

WHEREAS, on February 18, 1947, February 1, 1949, January 31, 1951 and February 3, 1953 the Board extended the term of variance for a term of two years; and

WHEREAS, the applicant requested reopening of this application and a further extension of the term of variance, which had expired by time limitation; and

WHEREAS, this application was reopened on May 24, 1955 and set for hearing on June 21, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a

new decision of the borough superintendent and two publications in the Bulletin, variance having expired February 3, 1955; new owner, Marie Rusciano; Ellen Mahoney, former owner; Harry Barkoff, same lessee; and

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 16, 1955 acting on Alt. Applic. 517-55, reads:

"1. The proposed continued use of the premises as an 'auto paint shop and Motor Vehicle Repairs' is contrary to B. of S. & A. Cal. No. 50-42-BZ, #5 Vol. 36."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 12, 1942, as thereafter amended by resolutions adopted through February 3, 1953, only so far as it has reference to the term of the variance, so that as amended this portion of the resolution shall read:

"* * * granted under Section 7i for a term of two years from the date of this amended resolution * * *; that other than as herein amended the resolutions above cited shall be complied with in all respects and that all permits and a new Certificate of Occupancy shall be obtained." (Alt. App. 1048 of 1941 and Alt. App. 517 of 1955, Objection of June 16, 1955.)

934-48-BZ

APPLICANT—Melvin Salberg, for Max Bauer, owner.

SUBJECT—Application reopened May 24, 1955 for consideration as to extension of time to complete—re (decision of the borough superintendent) previously granted on condition, under sections 7e, 7f and 21 of the zoning resolution, permitting in a residence and business use district, the erection and maintenance of a public garage for more than five motor vehicles using more than the permitted area.

PREMISES AFFECTED—8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street, Block 6314, Lot 59, Borough of Brooklyn.

APPEARANCES—Melvin Salberg.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, on September 27, 1949 this application was granted by the Board on certain conditions under sections 7f, 7e and 21 of the zoning resolution, to permit in a residence use district, the erection and maintenance of a storage garage, using more than the permitted area, affecting 8124-8202 18th avenue, west side, 180 ft. 7 in. south of 81st street, Block 6314, Lot 59, Borough of Brooklyn; and

WHEREAS, on February 28, 1950 the application was reopened, resolution amended to permit reduction in height of building from two stories to one story and reduction in area of building, and time extended to complete; and

WHEREAS, on March 13, 1951, February 26, 1952, April 7, 1953 and March 23, 1954 application was reopened and time extended to complete the work; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation; and

WHEREAS, this application was reopened on May 24, 1955 and set for hearing on June 21, 1955 at 10 A. M., subject to regular procedure, waiving all requirements except a new decision of the borough superintendent and two publications in the Bulletin; time to complete expired March 23, 1955; and

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WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the borough superintendent, dated June 17, 1955 acting on N.B. Applic. 1003-48, reads:

"1. The time limit stated in resolution of the Bd. of Standards & Appeals has expired therefor.

2. A public garage for more than 5 motor vehicles located partly in a residence and partly in a business use district is contrary to the Zoning Resolution, Art. II, Sect. 3 and Art. II, Sect. 4(a)-15.

3. The proposed building exceeds in area the 60% of the lot permitted by the Zoning Resolution; Art. IV, Sect. 13, in a 'C' area district."

Resolved; that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 27, 1949, as amended by resolution adopted February 28, 1950, reducing the height of the building to one story from two stories, and thereafter amended by resolutions adopted through March 23, 1954, only so far as it has reference to obtaining permits and completion of work, so that as amended this portion of the resolution shall read:

"* * * in view of statement by applicant that no work has been done on the premises under the variance granted by the Board as above referred to that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution from the date of this amended resolution."

147-52-BZ

APPLICANT—George Reichelmann, owner.

SUBJECT—Application February 23, 1952 (decision of the borough superintendent), under section 7e of the zoning resolution, to permit in a residence use district the change in occupancy from restaurant and cabaret, to existing factory use.

PREMISES AFFECTED—88-46 Linden boulevard and 90-06 Pitkin avenue, southeast corner, Block 11401, Lot 1, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: George Reichelmann.

For Opposition: Bernie Ostrowski and Therese H. Parlet.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1955 after due notice by publication in the Bulletin; laid over to May 24, 1955 for inspection and decision; hearing closed; then to June 7, 1955, for revised plans showing machinery in the rear of the building; then to June 21, 1955, for applicant to file a complete statement and corrected plans showing existing and proposed conditions; hearings previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site, Linden boulevard and Pitkin avenue in a residence use, D area, class 1 height district; and

WHEREAS, the decision of the borough superintendent, dated January 25, 1952 acting on Alt. Applic. 1834-51, reads:

"1. Change in use of existing bldg. to factory use in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 27.87 ft. frontage by 100 ft. in depth, irregular, on

which is located a building 22 ft. front by 84 ft. in depth, one story, 13 ft. in height, of class 3 and class 4 construction, formerly used as a bar and grill for which certificate of occupancy No. 19863-41 has been filed, but is being used as a factory; that it is proposed to permit the existing factory use to be maintained; and

WHEREAS, the applicant contends that the premises were originally constructed as a commercial structure in 1933 and were then zoned as business; that plans were approved under N.B. 1327-33 but certificate of occupancy No. 19863-41 was not issued until June 25, 1941; that the subject premises were purchased by the present owner in 1948, at which time they were being used as a factory; that he was a member of a partnership that acquired the premises; that later the partnership was dissolved and in the dissolution he received title to the premises; that he had no knowledge concerning the alleged violation of the certificate of occupancy, all legal questions concerning the original acquisition of the property being left to the partner; that he now finds himself with a totally useless building; that the limited use as a bar and grill is valueless because there is no need for such use in this neighborhood and in fact this use proved to be unsuccessful in the past; that he is presently occupying the premises for his own business and failure to obtain a certificate of occupancy would mean the loss of his life savings; that the zone was changed to residential May 14, 1941, long after the building was erected; that the proposed use will not be more obnoxious to the neighborhood than the previous authorized use for a bar and grill, with its necessary noise, late hours and general reputation; that the general neighborhood is decadent; that of 52 parcels in the affected area, 14 parcels have been abandoned by the owners and were acquired by the City in tax lien foreclosures; that 16 parcels are vacant land and 5 parcels are now used for commercial purposes; that approximately two-thirds of the area of the adjoining block 11368 is used for garages and approximately ¼ of the block in which the subject premises is located is used for garages (block 11401); that immediately outside the affected area are auto parts (junk yards) and gas stations (block 11372) and many other commercial uses and the use now desired will not adversely affect the neighborhood in any greater degree than such present uses; that proposed plans show minor changes required to fully conform the present building to the legal requirements and he is further willing to comply with any conditions imposed by the Board in this request; and

WHEREAS, the applicant states that the present owner has held title to the property since July 6, 1948; that the assessed valuation of land is \$1,200 and of the building \$4,200 making a total of \$5,400; that the building was erected in 1941; and

WHEREAS, the applicant states in his letter of June 14, 1955, that there is also a sub-tenant in the rear of the building who operates metal working machines in making metal parts, and the applicant agrees to remove that work from the premises, the Committee recommends that the application be granted to continue the pattern work for a term of two years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7e for a term of two years to permit the continuation of the use now in the premises insofar as it refers to the work done by the owner in connection with the making of patterns *on condition* that all other work, particularly the metal working machines and factory in the rear of the building, shall be discontinued; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto and a new Certificate of Occupancy shall be obtained citing the conditions of this resolution; and that all permits shall be obtained and all work completed within six months from the date of this resolution.

MINUTES

100-55-BZ

APPLICANT—Henry C. Brockman, for Gulf Oil Corporation, owner.

SUBJECT—Application January 11, 1955 (decision of the borough superintendent), under sections 7a, 7c and 7i of the zoning resolution, to permit in a business use district the reconstruction and extension of existing gasoline service station, to include lubritorium, auto laundry (non-automatic), motor vehicle repairs and office, and to permit the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—60 Richmond terrace, southwest corner of Wall street, Block 7, Lot 70, Tompkinsville, Borough of Richmond.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, under Cal. No. 608-21-BZ, on September 27, 1921, application was dismissed for lack of prosecution (different owner), to permit in a business use district the erection of a garage for more than five motor vehicles; and

WHEREAS, the existing gasoline service station was established prior to the amendment of the zoning resolution in 1925, prohibiting a gasoline service station in a business use district; and

WHEREAS, a public hearing was held on this application on June 21, 1955 after due notice by publication in the Bulletin; and

WHEREAS, the district maps accompanying the zoning resolution show that the site is in a business use, C area, class 1½ height district; Richmond terrace is in business and unrestricted use, C area, class 1½ height districts; Wall street is in residence, business and business-1 use, C area, class 1½ height districts; and

WHEREAS, the decision of the borough superintendent, dated December 28, 1954 acting on N.B. Applic. 496-53, reads:

"1. The reconstruction and extension in area of an existing gasoline service station, lubritorium and a licensed parking and storage lot for more than five (5) motor vehicles and the additional uses of auto laundry (non automatic) & minor auto repair shop with hand tools only in a business use district is contrary to Art. II Section 4a, sub. div. 15, & 46 of the Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 125 ft. frontage by 108 ft. in depth, irregular, on which is located a gasoline service station for which certificate of occupancy No. 2303-40 has been filed; and

WHEREAS, the applicant further states that in a letter to the Board dated December 30, 1954 a request was made to reopen Cal. No. 608-21-BZ for the purpose of extending in area and reconstructing an existing gas station; that the application in 1921 provided for a variance for the erection of a public garage in a business use district on a plot 108 ft. by 100 ft.; that this application was dismissed by the Board for lack of prosecution; that during the early part of 1955 the Board assigned Cal. No. 100-55-BZ for the proposed work instead of reopening Cal. No. 608-21-BZ; that accordingly this application is made for a variation of section 4a of the zoning resolution under authority vested in the Board by sections 7c and 7i on department of buildings objection on N.B. Applic. 496-53 so as to permit entirely in a business use district the reconstruction of the existing gas station, lubritorium and auto laundry and parking lot, and the extension in area for an additional 25 ft. along Richmond terrace of the gas station, and the additional use of minor auto repairs with hand tools only; and

WHEREAS, the applicant contends that the owner purchased this property on June 28, 1944 at which time it was used as a gas station serving Gulf products; that the plot is presently zoned for business use, C area, class 1½ height; that on July 25, 1916 the premises was zoned for business use for a depth of 100 ft. parallel to Richmond terrace with the balance of the block to Stuyvesant place, zoned for residence use; that area was class B and height class 1½, that on March 23, 1948 under C. P. No. 5341 the block was rezoned so that a business-1 use was established along Stuyvesant place for a depth of 100 ft. with the balance being rezoned for business use; that in this procedure the area was changed from B to C and there was no change in height class; that there will be no entrance to or exit from Wall street in this application and accordingly it is felt that there is no contravention of section 21A of the zoning resolution; that building department and fire department records show that the gas station was established in 1921 with metes and bounds being 100 ft. on Richmond terrace and 108 ft. on Wall street, for which N.B. Applic. 100-21 was approved; that fire department plan No. 1926-1915 was approved for two 160 gallon gasoline storage tanks, fire department plan No. 1545-21 was approved December 30, 1921 for one 550 gallon gas tank and plan No. 577-24 was approved June 13, 1924 for two additional 550 gallon gas tanks, metes and bounds being 100 ft. on Richmond terrace and 108 ft. on Wall street; that records further show that the gas station has been operated continuously since that time; that building department records further show that certificate of occupancy No. 2303 was issued December 17, 1940 on N.B. Applic. No. 834-40 for a parking lot at No. 62 Wall street and curb cut permit B.P. No. 42062 was issued for this parking lot in conjunction with the gas station; that from these records it appears that the parking lot is now legally permitted for the entire plot under appeal, that is, 125 ft. on Richmond terrace and 108 ft. on Wall street and that the gas station is a legal non-conforming use as established prior to effective zoning in June 1925 for a portion of the plot, this portion being 100 ft. on Richmond terrace and 108 ft. on Wall street; that request is included herein for an extension of 25 ft. for the gas station; and

WHEREAS, the applicant further contends that proposed conditions consist of removing all present buildings and equipment, grading the plot substantially to the level of the streets and to erect a new accessory building 45 ft. by 28 ft. 8 in., finished on two sides with porcelain enamel, for use as office, combination heater and storage room, rest rooms, lubritorium, car wash and minor repairs; that it is also proposed to erect new lot line walls 5 ft. 6 in. in height along interior lines where not occupied by adjoining buildings or present retaining walls and to provide grass plots and planted areas, including 16 in. high concrete curbs, along the rear line and along the lot line of Wall street; that there will be no entrance to the station from Wall street; that it is also proposed to install ten 550 gallon gas tanks together with two dual dispensing pumps set back 12 ft. from the lot line of Richmond terrace, install one 550 gallon fuel oil tank together with an approved type ceiling suspending furnace in store room and erect one brand sign; that it is also proposed to repave portions of the yard area with asphalt and portions with bluestone screenings; that present curb cuts will be rearranged so that there will be two 30 ft. cuts along Richmond terrace, no cut to be within 5 ft. of any lot line as extended; that section 7c is substantiated in that the gas station was existing on a portion of the plot now under appeal prior to effective zoning in 1925; that under section 7i minor repairs and adjustments are requested as a conjunctive use to the gas station; and

WHEREAS, the applicant states that the present owner has held title to the property since June 28, 1944; that the assessed valuation of land is \$59,000 and of the building \$1,000 making a total of \$60,000; that the building was erected 1915; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

MINUTES

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the zoning resolution and that the application be and it hereby is *granted* under Section 7c to permit the lawfully existing gasoline service station to be extended by 25 ft. frontage southwesterly, and to permit the reconstruction and rearrangement substantially as proposed and as indicated on plans filed with this application marked, "Received, January 11, 1955" (4 sheets) and "June 3, 1955" (one sheet) *on condition* that all buildings and uses shall be removed and the premises shall be graded as proposed and as thereon shown and the plot shall be rearranged and reconstructed substantially as indicated thereon; that the accessory building shall comply with the requirements of the Building Code; that there shall be no excavation under the accessory building; that the accessory building shall be faced with face brick on all sides; that the pumps shall be of a low approved type and erected not nearer than 15 ft. to the street building line of Richmond Terrace; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that such tanks shall be new installed tanks, replacing all previous tanks which shall be properly filled to the satisfaction of the Fire Commissioner or removed; that along the rear lot line, to the southwest, there shall be a planting area with suitable planting located where shown and with suitable curbing, protecting the planting area, not less than 16 inches in height; that there shall be a similar planting area erected along the building line of Wall Street, as shown on plan showing proposed conditions; that curb cuts shall be restricted to two curb cuts to Richmond terrace, located where shown, and each not over thirty feet in width; that no curb cut shall be nearer than five feet to a lot line as prolonged; that all other curb cuts shall be removed and filled with new curbing and sidewalks and curbing shall be reconstructed or repaired to the satisfaction of the Borough President; that where walls of adjoining buildings do not occur there shall be erected, as proposed and as shown, a masonry wall not less than five feet six inches in height; that signs shall be restricted to a permanent sign attached to the facade of the accessory building and to the illuminated globes of the pumps, excluding all roof signs but permitting the erection within the building line of a post standard supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale; that such sign shall be placed parallel to Wall Street and shall not extend for a distance of more than four feet beyond the building line of Richmond Terrace; that such portable fire fighting appliances shall be maintained as the Fire Commissioner shall direct; that under Section 7c the existing parking may be permitted to continue provided such parking does not interfere with the servicing of the station; that under Section 7i there may be repairing with hand tools only for adjustments maintained solely within the accessory building; and that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

305-55-BZ

APPLICANT—Leon and Lionel Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re (decision of the borough superintendent) under section 7f of the zoning resolution, to permit in a retail business and unrestricted use district, the installation of eight, 550 gallon gasoline storage tanks under sub-cellar floor, and two dispensing pumps on cellar floor level, for sale of gasoline to patrons of the proposed parking garage.

PREMISES AFFECTED—10 Columbus Circle, west side, from West 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29, and Block 1112, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Lionel K. Levy, Edward Baresel and Carlo Marano.

For Opposition: None.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1955 after due notice by publication in the Bulletin; laid over to June 14, 1955, for applicant to file additional objection as to storage garage within twenty-five feet of a place of public assembly; then to June 21, 1955, for applicant to file revised plans; hearing previously closed; and

WHEREAS, the district maps accompanying the zoning resolution show that the site and Columbus circle are in retail, business and unrestricted use, B area, class 2 height districts; West 60th street is in business, and unrestricted use, B area, class 2 height districts; West 58th street and 9th avenue are in retail and business use, B area, class 2 height districts; and

WHEREAS, the decision of the borough superintendent, dated March 30, 1955 acting on amendment to N.B. Applic. 27-54, reads:

"1. Proposal to install gasoline storage tanks under sub-cellar floor and dispensing pumps in the cellar level for sale to the patrons of the parking garage in a building located partly in a Retail and partly in a Business District is contrary to Sec. 4(a)(15) and Sec. 4A Art. II Zoning Resolution."

and

WHEREAS, the applicant states that the premises consist of a plot, 421 ft. 7 $\frac{3}{8}$ in. frontage by 339 ft. 9-13/16 in. in depth, irregular, on which is being constructed the New York Coliseum; that the building will be 26 stories high, will occupy an area of 421 ft. 5 in. by 339 ft. 8 in. and 334 ft. in height; that it will be of class 1 fireproof construction and will be located partly in business, retail and unrestricted use, B area, class 2 height districts; that the building will be used and occupied as follows: sub-cellar and cellar—storage, parking garage, mechanical equipment, transformer vaults, etc., 300 persons each floor; 1st floor—exhibition hall, entrance lobbies and foyers, commercial areas and loading docks, etc., 6500 persons; 1st intermediate floor (2nd level)—upper portion of 1st floor hall, lobbies, foyer, meeting rooms, exhibition and storage areas, service areas, etc.—1200 persons; main exhibition floor (3rd level)—main exhibition hall, check rooms, mechanical equipment, meeting rooms, service areas, 9000 persons; 2nd intermediate floor (4th level)—upper portion of exhibit hall, mechanical equipment rooms, meeting rooms, service area, toilet facilities, etc., 750 persons; mezzanine exhibition floor (5th level)—exhibition hall, check rooms, service areas, toilet facilities, etc., 7667 persons; upper exhibition floor (6th level)—exhibition areas, meeting rooms, mechanical equipment room, concessionaire storage space, exhibit storage spaces, locker rooms—4400 persons; attic (trusses) and 1st floor of office building (7th level)—electronic control room, mechanical equipment rooms, office space, 280 persons; 2nd floor office building and roof of Coliseum (8th level)—cooling towers, office space and elevator machine room, 292 persons; 3rd and 4th floors of office building (9th and 10th level)—office, 250 persons per floor; 5th to 8th floors of office building (11th to 14th level)—office, 250 persons per floor; 9th to 20th floors (15th to 16th level)—office, 250 persons per floor; penthouse—mechanical equipment room and elevator machine room; that the building will be provided with an approved standpipe system 14 interior stairs for the Coliseum portion and one interior stair and one fire tower for the office portion; that it is proposed to install eight 550 gallon storage tanks under sub-cellar floor with two dispensing pumps on cellar floor level; and

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WHEREAS, the applicant contends that the Authority is specifically authorized and empowered to build this Coliseum garage in the vicinity of Columbus circle; that no question of power to build the garage is presented and no need exists for City Planning approval of such garage; that the authorization is statutory; that the appeal arises in connection with the proposed plan to install gasoline dispensing pumps in the garage; that the proposed plan requires a variance of a zoning resolution provision prohibiting this use in the partly retail and partly business district in which the garage is built; that the necessity for variance arises from the provision in the statute that business and commercial uses in such garage are subject to zoning restrictions; that the two-level parking garage is being erected primarily for the use of the exhibitors and patrons of the exhibition hall and tenants of the office building; that a certain portion of the parking area is to be reserved for the use of the tenants of the housing to be erected on the 9th avenue section of this block; that the garage will have a capacity of 850 cars and at least a two times turnover of parking is anticipated; that normal emergency tanks will have insufficient capacity of 850 cars; that normal emergency tanks will have insufficient capacity to accommodate the emergency needs of this number of cars; that the sale of gasoline and oil is a necessary service to this large group of patrons; that the installation of gas pumps is strictly for the use of the patrons as defined above and there will be no sale of gasoline and oil to the general public; and

WHEREAS, the applicant states that the present owner has held title to the property since November 23, 1953; that the assessed valuation of land is \$4,000,000 and of the building \$1,500,000 making a total of \$5,500,000; that the building is under construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use District regulations of the zoning resolution and that the application be and it hereby *is granted* under Section 7f for a term of twenty years to permit the installation of storage tanks and dispensing pumps substantially as proposed and as indicated on revised plans filed with Cal. No. 306-55-A marked, "Received, June 20, 1955" (9 sheets) *on condition* that the gasoline servicing installation shall comply with the requirements of the resolution adopted under Cal. No. 306-55-A; that there shall be no sign erected on the exterior of the building advertising the sale of gasoline within the garage; that all permits shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

306-55-A

APPLICANT—Leon and Lionel K. Levy, for Triborough Bridge and Tunnel Authority, owner.

SUBJECT—Application April 7, 1955—re Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—10 Columbus Circle, west side, from 58th to West 60th streets, 325-335 West 58th street and 20 West 60th street, Block 1049, Lot 29 and Block 1112, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: Lionel K. Levy, Edward Baresel and Carlo Marano.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the borough superintendent dated February 11, 1955, as repeated by the borough superintendent February 16, 1955, on Misc. Fire Prevention Application 240 of 1955, reads:

"2 Installation of gasoline dispensing pump below street level is contrary to C19-70.0.C"; and

WHEREAS, the additional decision of the borough superintendent dated June 7, 1955, on Misc. App. 240 of 55 reads:

"Obj. #3.—The maintenance of a storage garage within twenty feet of the nearest wall of a building occupied as a place of public amusement or assembly, is contrary to C19-65.0 subdiv. 5 of the Administrative Code."

and

WHEREAS, the applicant states that the proposed building will be 26 stories, 311 ft. 6 ins. in height, 421 ft. 5 ins. by 339 ft. 8 ins. in area on a lot 421 ft. 7 3/8 ins. by 339 ft. 9-13/16 ins. in area, in a business, retail and unrestricted, B area, class 2 height district, and proposed to be used and occupied as follows:

Floor	Proposed Use	Occupants
Sub-Cellar—		
	Storage Parking Garage for 355 cars, Mechanical Equipment Room, Transformer Vault, Garage Waiting Room	300
Cellar—		
	Non-Storage garage for the parking of 325 cars, mechanical equipment and transformer vault and waiting room	300
1st Floor—		
	Exhibition hall, entrance lobbies and foyers, loading docks, commercial areas, work space and storage and toilet facilities	6,500
1st Intermediate Floor—		
	Upper parts of exhibition hall, entrance lobbies and foyers, commercial areas, loading docks, carpenter repair shop, offices, meeting rooms, commercial areas, storage space, toilet facilities, with an occupancy in the offices of	1,200
Main Exhibition Floor—		
	Exhibition hall, check rooms, mechanical equipment, meeting rooms, service area, loading and unloading and toilets; occupancy in exhibition hall	9,000
Second Intermediate Floor—		
	Upper part and mezzanine for main exhibition floor mechanical equipment exhibition offices, meeting rooms, service area, toilet facilities; occupancy in the meeting rooms	750
Mezzanine Exhibition Room—		
	Upper exhibition hall, check rooms, service area, toilet facilities; occupancy in exhibition hall . . .	7,667
Upper Exhibition Floor—		
	Meeting rooms, mech. equipment, storage, locker spaces, toilet facilities and office space, occupancy in the exhibition hall	4,400
Attic of Exhibition Building and		
1st Floor of Office Building—		
	Electronic control room, cooling towers, mechanical equipment and office space	280
Roof of Coliseum and 2nd		
Floor Office Building—		
	Cooling towers, office space and elevator machine room	292
3rd and 4th Floor		
of Office Building—		
	Offices	250
5th to 8th Floor		
of Office Building—		
	Offices	250
9th to 20th Floor		
of Office Building—		
	Offices	250
Penthouse—		
	Mechanical equipment room, elevator machine room	250

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WHEREAS, the applicant states that the building will be equipped with an approved standpipe system; that there will be 14 interior stairs in the coliseum portion of the building and one interior stairs and one fire tower for the office building section; that it is proposed to install two gasoline dispensing pumps on the cellar level located approximately 13 feet below curb and 8 gasoline storage tanks each having a capacity of 550 gallons below the sub-cellar level; and

WHEREAS, the applicant contends that adequate ventilation both gravity and natural will be provided; that exhaust ventilation in the vicinity of the dispensing pumps will be capable of providing six changes per hour as against 4 changes per hour required for the garage itself; that fixed louvers will be installed in the garage entrance doors to provide an adequate supply of natural ventilation; and

WHEREAS, the applicant states that the gasoline storage tanks will be installed below the sub-cellar floor; that all vertical gasoline pipelines will be protected against damage by mechanical injury by the installation of angle iron enclosures, all vent lines will extend to ten feet above the main coliseum roof; that fill lines will extend to sidewalk spill boxes and will be connected with an alarm gong inside of the building; that gasoline dispensing pumps will be interconnected with the ventilating system so that the pumps will be inoperable unless the fans are in operation and all fans and ducts will be proofed against sparking; and

WHEREAS, the applicant contends that the ventilation of the garage areas will be separated from any of the ventilating systems in the balance of the building; that the two levels of the garage will have complete sprinkler coverage, standpipe hose and such other fire extinguishing equipment as may be required by the Fire Commissioner and the Borough Superintendent.

Resolved, that the decision of the borough superintendent, acting on Misc. Fire Prevention Application 240 of 1955, Objection No. 2, dated February 11, 1955, and repeated February 16 and March 30, 1955, and Objection No. 3, dated June 7, 1955, be and it hereby is *modified*, and that the appeal be and it hereby is *granted* to permit the installation of the gasoline tanks within a re-enforced concrete vault, the exterior wall of which shall be independent of the building walls and so constructed as to be capable of sustaining a lateral pressure of 120 lbs. per sq. ft. and the concrete slab above similarly constructed to sustain an upward thrust of 120 lbs. per sq. ft.; that the floor of the vault and the enclosing walls to a height of two feet shall be waterproofed on the interior with a wall troweled mixture not less than 1/2 inch in thickness, of a portland cement and sand mixture, using washed sand so as to make the vault walls and floor reasonably impervious to penetration of gasoline; that the eight tanks shall be installed in pairs with 8 inch separation and 18 inch between each pair of tanks to provide aisle space for inspection and maintenance; that no tank shall be located less than 18 inches from the vault walls; that each tank shall be set on a re-enforced concrete cradle and shall be at least 18 inches above the vault floor; that tanks shall be cleaned, painted and kept painted; that all tank fittings and outlets shall be at the tops of the tanks; that gasoline shall be supplied to tanks from sidewalk fill boxes; that each group of four tanks shall be provided with an approved float valve actuated by locally supervised electric closed circuit annunciator alarm system satisfactory to the Fire Commissioner, with enunciators and alarm bells located behind a metal cover on the exterior wall of the building adjacent to the fill boxes and so arranged as to be audible and visible to the operator of the tank truck while filling the gasoline storage tanks; that each tank shall be provided with a separate vent line venting to a point approximately 15 feet above the sidewalk level in approved vent bricks located on the exterior of the building opposite the sidewalk fill boxes; that no windows shall be located within 10 feet of these vent bricks; that a Fire Department pipe suction line shall be installed terminating in a sump pit at the floor of the vault so arranged that the vault floor will pitch to the sump pit and such pipe suction line shall be provided with fittings to the satisfaction of the Fire Commissioner for the purpose of

emptying the vault in the event a rupture of gasoline tanks takes place; that a 3 inch foam line shall be provided from the exterior wall of the building equipped with Fire Department connection and leading to the ceiling of the vault space so arranged that the Fire Department can flood the vault space with foam if necessary; that all booster pumps located within the vault space, all ventilating machinery and alarm devices, dispensing pumps and electrical equipment installed within the garage portion of the building shall be of a type approved for explosive atmospheres; that all fill and suction lines shall be encased in concrete to prevent damage and to protect them against fire; that access to the vault shall be provided through an access door constructed of steel of not less than 8 gauge in thickness and made reasonably tight fitting, located near the vault ceiling; that the vault shall have a mechanical exhaust ventilating system providing not less than six changes per hour for the vault with an exhaust duct so arranged as to exhaust within 6 inches of the vault's floor, and an additional opening in the duct be provided to ventilate at a point not less than 3 ft. above vault floor; that the upper termination of this exhaust vent shall be not less than 10 ft. above the sidewalk and shall terminate on the exterior wall of the building; that a fresh air intake vent shall be provided leading from a point approximately at sidewalk level on the exterior of the building to within the vault at approximately the ceiling of the vault; that supplementary mechanical ventilation shall be provided in the cellar story in the vicinity of the dispensing pumps; that the supplementary ventilating system located in the vicinity of the gasoline dispensing pumps and the garage ventilating system shall be independent of the ventilating system for the balance of the building; that the garage ventilating system and the vault ventilating system shall be so interconnected with the dispensing pump mechanism and the booster pump mechanism located within the vault that the pumping mechanisms cannot be operated unless the ventilating systems are all in operation; that a steel access ladder shall be provided on either side of the vault enclosing walls leading to the steel access door; that steel pipe sleeves shall be provided where fill and vent lines enter the vault walls and shall be caulked water and gas tight; that the tanks, the piping within the vault, the booster and dispensing pumps and all of the equipment within the gasoline storage vault shall be inspected weekly by a person holding a Certificate of Fitness issued by the Fire Commissioner and a record of such inspections kept continuously for a period of one year in the garage office and made available for inspection by the Fire Department upon demand and such inspection and records shall be continued thereafter; that the equipment hereinabove required shall be maintained to the satisfaction of the Fire Commissioner and installed and maintained substantially as proposed and as indicated on revised plans filed with this appeal marked, "Received, June 20, 1955" (9 sheets); that the sprinkler system shall be maintained in accordance with the requirements.

Adjourned: 1:35 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 1955, 2 P. M.

Present: Chairman Murdock, Commissioners Kleinert and Keating and Deputy Chief Connolly.

333-39-SM—Vol. II

APPLICANT—Joseph Platzker, for De Yorgi Bros., Inc., owner-manufacturer.

SUBJECT—Application reopened February 23, 1955 as to amendment to resolution to include additional sizes of masonry units—re Double V Cinder Block (cinder con-

MINUTES

crete construction) sizes various: 4 x 8 x 18, 8 x 8 x 18, 12 x 8 x 16, 6 x 8 x 18, 10 x 8 x 16, 12 x 8 x 18 and 8 x 9 x 18; previously approved.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Resolution amended, in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 333-39-SM Vol. II

Subject: Amendment to resolution to include additional sizes of masonry units.

Joseph Platzker for De Yorgi Bros., Inc., Bronx, New York, requested by letter dated January 20, 1955 that the resolution adopted July 21, 1942 under Cal. No. 333-39-SM Vol. I be amended so as to include additional sizes of masonry units. The application was reopened by a vote of the Board February 23, 1955 under Cal. No. 333-39-SM Vol. II.

Purpose

The material is masonry units to be used in masonry construction.

Description

The cinder units are made of the same material, same mix and on the same machines as the units approved July 10, 1951 under Cal. No. 333-39-SM Vol. II.

Inspection and Test

The plant of the applicant was inspected by Asst. Engr. J. A. Darts Committee on Test. Sample blocks were identified and marked and these units were tested in accordance with the requirements of the Masonry Rules of the Board at Manhattan College.

Results were as follows:

1. 3" x 8" x 18" Solid Cinder
Compressive Strength—1617 psi
2. 6" x 8" x 18" Hollow Cinder
Compressive Strength—799 psi
Absorption (lbs. per cu. feet)—11.4 psi
3. 6" x 8" x 18" Hollow Header Cinder
Compressive Strength—1369 psi
Absorption (lbs. per cu. feet)—12.4
4. 12" x 8" x 18" Solid Cinder
Compressive Strength—182
Absorption (lbs. per cu. feet)—14.1

This unit did not meet the requirements of 1500 psi in compression.

Cinder Brick—2¾" x 3¾" x 8"
Compressive Strength—2021 psi
Modulus of Rupture—316 psi

The brick did not meet the requirements of the Masonry Rules as to the modulus of rupture.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted July 21, 1942 and amended July 10, 1951 amended so as to include additional sizes of masonry units so that the units recommended for approval including those previously approved under Cal. No. 333-39-SM are as follows:

Concrete—Hollow; 8" x 8" x 18", 8" x 10" x 16" and 8" x 12" x 16".
Solid 8" x 12" x 16".
Cinder—Hollow; 4" x 8" x 16", 6" x 8" x 18", 8" x 8" x 18", 10" x 8" x 18", 12" x 8" x 18" and 12" x 8" x 16".

Solid 3" x 8" x 16", 4" x 8" x 18" and 8" x 8" x 18".

Hollow Header Units—6" x 8" x 18", 6" x 9" x 18", 8" x 8" x 18" and 8" x 9" x 18".

on condition that the requirements of the resolution adopted July 21, 1942 and July 10, 1951 under Cal. No. 333-39-SM Vols. I and II be complied with.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engineer,
JOHN A. DARTS,
Assistant Engineer,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the resolutions of July 21, 1942 and July 10, 1951 in accordance with the above report.

650-49-SA—Vol. II

APPLICANT—William J. Feigley, for The Patterson-Kelley Company, Inc., manufacturer.

SUBJECT—Application reopened March 15, 1955 as Vol. II for test and report to consider new model—Patterson-Kelley Fuel Oil Heater with Fuel Oil Detector (preheater); previously withdrawn re Patterson Type "O" Fuel Oil Preheaters.

APPEARANCES—

For Applicant: Leonard F. Lowe.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 650-49-SA Vol. II

Subject: Patterson-Kelley Fuel Oil Preheater with Fuel Oil Detector, approval of.

Patterson-Kelley Company, Inc., New York, filed June 25, 1949 an application with the Board of Standards and Appeals for approval of the appliance known as the Patterson-Kelley Type "O" Fuel Oil Preheater under the provisions of the Oil Burner Rules of the Board. The application was withdrawn, at the request of the applicant March 15, 1955, in order to submit a redesign. The application was reopened March 15, 1955 under Cal. No. 650-49-SA Vol. II.

Purpose

The appliance is to be used to preheat No. 6 fuel oil.

Description

The appliance is a standard shell and tube fuel oil heater.

The shells are either steel pipe or rolled plate, pipe being used on the smaller diameter shell and plate on the larger. The tubes are either steel, admiralty metal or copper.

Each heater is equipped with an electrical control device made up of the following essential components:

1. A sensitive probe mounted on the heater approximately 5" from the tube sheet at the oil inlet end of the shell.
2. A specially designed transformer.
3. The necessary relays to energize an alarm circuit and break the circuit to the fuel oil pump.
4. An alarm bell and signal lights.

The probe unit is in compliance with Dwg. D-1329 marked Received February 18, 1955 which is on file with and is part of the record.

MINUTES

The electrical system is of the normally closed type and the control will go on safe, shutting down the fuel oil pump when any of the following occur:

1. Current to the instrument fails.
2. Components fail.
3. Oil collects at probe.

In addition, in order to restart after a shut down due to an oil leak, oil must be purged from the system.

In the event of a leak the oil will rise to the high point of the shell. Accordingly, the sensitive element (probe) is installed in a coupling of the shell. Normally, the probe tip will be immersed in water and due to the conductivity of the water will maintain a closed circuit. Should an oil leak develop, the oil will rise into the probe coupling and as soon as the oil has depressed the water interface to a point $\frac{1}{8}$ " below the bottom of the probe tip, the circuit will be broken due to the high resistance of the oil to the flow of electrical current. Two ounces of oil are required to operate the controlled. When the circuit is broken due to oil at the probe, the external relays will shut down the burner of fuel oil pump and at the same time sound an alarm and light a red light.

Inspection and Test

The appliance was inspected and tested at the applicant's plant at Stroudsburg, Pa., in the presence of Asst. Engr. J. A. Darts of the Committee on Test. The device operated in 7 seconds on the injection of $1\frac{1}{2}$ ozs. of oil with a flow of 3 ft. per minute on the water side and the preheater in a level position.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Patterson-Kelley Fuel Oil Preheater with fuel oil Detector as it is of the opinion that this device is a positive means for preventing the injection of fuel oil into the boiler as any oil entering into the heating medium in the preheater will break the electronic circuit thereby stopping the burner, fan and oil pump motor and give a visual and audible alarm.

The Committee further recommends that the Piping Arrangement, Details for Electronic Controls and Relation to Heater and Heater Piping and the Schematic Circuit for Photo-Electric Detector be in accordance with Dwgs. D-1329 on file with the application and further that each Patterson-Kelley Fuel Oil Preheater with fuel oil Detector bears a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 650-49-SA," and further that the heater be installed in a level and horizontal position.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

770-45-SM

APPLICANT—Walter Maguire Company, Inc., owner.
SUBJECT—Application December 3, 1945—Cortland Emery Aggregate, approval of.

APPEARANCES—

For Applicant: Gilford H. Hennegar.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert
and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 770-45-SM

Subject: Cortland Emery Aggregate, approval of.

Walter Maguire Co., Inc., New York filed December 3, 1945 an application with the Board of Standards and Appeals for approval of the material known as Cortland Emery Aggregate under the provisions of C26-191.0 Administrative Building Code. The application was placed on the calendar October 3, 1950 and March 25, 1952 for dismissal but was taken off the calendar each time at the request of the applicant.

Purpose

The material is to be used as a wear resistant wearing course for concrete floors.

Description

The material is made from natural mined emery which has been crushed, graded and bagged.

The Chemical analysis of the emery aggregate is as follows:

Silica—5.90%, Alumina—64.51%, Magnetite—27.14%, Manganese Oxide—0.25%, Iron Sulphide—0.03%, Magnesia—2.31% and Titanium Oxide 0.30 and the specific gravity is 3.343.

In application the flooring shall be not less than $\frac{3}{4}$ of an inch.

In applying this surface over old construction the floor must be thoroughly scarified so as to provide a mechanical bond between the old surface and the new wearing surface, after scarifying all dirt thoroughly removed, the clean slab is then wetted and allowed to remain wet for at least ten hours, a grout coat is then applied, the grout consisting of 1 part cement and 1 part of emery. The wearing surface is then applied to a depth of at least $\frac{3}{4}$ inches.

In new construction, the wearing surface is applied while the slab is still green so that there is a chemical bond.

Inspection and Test

The applicant has submitted test reports of an abrasion test wherein the report shows that after 50,000 cycles the surface was still in excellent condition.

Recommendation

On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Cortland Emery Aggregate, for voluntary use under C26-191.0 Administrative Building Code as a wear resistant wearing course for concrete floors on condition that the topping shall not be considered as entering into the structural strength of the slab and that each bag in which the aggregate is marketed shall be tagged, marked or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 770-45-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

518-53-SM

APPLICANT—Rector Mineral Trading Corp., for Infal-Industria De Fabricacao, owner.

SUBJECT—Application June 30, 1953—Rector Infal Cork Insulation (manufactured in Montijo, Portugal), approval of.

MINUTES

APPEARANCES—

For Applicant: Hugo H. Stern.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 518-53-SM

Subject: Rector Infal Cork Insulation, approval of.

Rector Mineral Trading Company, New York, for Infal-
Industria De Fabricacao, Montijo, Portugal filed June 30,
1953 an application with the Board of Standards and Appeals
for approval of the material known as Rector Infal Cork
Insulation under the provisions of C26-680.0 Administrative
Building Code and the Fibre Board Rules of the Board.

Purpose

The material is to be used as an insulating material.

Description

The material is standard cork insulation and is manufac-
tured of granulated particles of the bark of the Cork Oak,
these particles are cleaned and then compressed and baked
under steam pressure. There is no binder used in the form-
ing of the sheets.

Inspection and Test

The material was tested at the New York Testing Lab-
oratory in accordance with the requirements of Federal
Spec. HH-C-561b.

Results were as follows:

	Required	Tested
Modulus of Rupture..	18 (Min) psi	19. psi
Thermal Conductivity	.29 Max	.27
Density lbs. per cu. ft.	6.10	6.6
Boiling Test (3 hrs.)	No disintegration.	No disintegration.

The applicant has also submitted a photostatic copy of a
letter granting approval of the material by the Board of
Transportation.

Recommendation

On the basis of the test and the data filed by the applicant,
the Committee on Test recommends the approval of the
material known as Rector Infal Cork Insulation for volun-
tary installation under the provisions of C26-680.0 Adminis-
trative Building Code as a roof insulation provided an
approved type of fire resistive roof covering is applied
directly thereto and also for permissive uses under the Fibre
Board Rules of the Board on condition that each bill of
lading or shipping ticket is marked or labeled as follows:
"Approved by the Board of Standards and Appeals for use
in New York City under Cal. No. 518-53-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,

LESLIE V. HUBER,
Chief Engr.,

JOHN A. DARTS,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does
hereby approve this material in accordance with the above
report.

604-54-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application July 20, 1954—Gold Bond Gypsum
Plaster and Gold Bond Gypsum Lath Ceiling, with Gold

Bond Clip-Lok System (1 hr. fire resistive ceiling under
steel joists), approval of.

APPEARANCES—

For Applicant: Royden E. Dygert.

ACTION OF BOARD—Material approved in accordance
with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 604-54-SM

Subject: Gold Bond Gypsum Lath and Plaster Ceiling,
approval of.

Sheldon H. Cady for National Gypsum Company, Buffalo,
New York filed July 20, 1954 an application with the Board
of Standards and Appeals for approval of the material
known as Gold Bond Gypsum Lath and Gold Bond Plaster
Ceiling with Gold Bond Clip-Lok System under the provi-
sions of C26-618.0, C26-88.0 and C26-615.0 Administrative
Building Code.

Purpose

The purpose of this system is to provide a short span fire
resistive ceiling with a one-hour fire protection to structural
steel.

Description

The construction consists of a 2 inch poured in place rein-
forced concrete floor slab, open web steel joists and a ceiling
of ½ inch of gypsum perlite on ¾ inch perforated gypsum
lath secured by wire clips to furring channels which, in
turn were tied to the lower chords of the joists.

The joists are spaced 24 inches on centers and a row of
X-bridging, consisting of ¾ inch Cold Rolled Channels, cut
to tie around the joist and maintain the 24 inch spacing are
6'-6" on centers along the center line of the joist.

The base for the reinforced portland cement slab is an
expanded metal rib lath weighing 3.4 lbs./sq. yd. The lath
is laid on top of the joists, transversely, and lapped 1'-0" on
the end of the adjoining sheet and 0'-4" along the edge.
The laths are tied together along the lapped joints and to
each joist at each rib with #18 galvanized wire. The con-
crete is a 1:2:4 mix, by volume and the reinforcing in the
concrete is 6 inch square weld mesh of #8 ga. wire.

The ¾" Cold Rolled Channels, spaced 12 inches on center
are tied transversely to the lower chord of the joists with
double ties of #18 gauge wire.

The ¾" perforated gypsum lath, 48" x 16" are then
placed with the long dimension parallel to the joists and are
secured to the furring channels with formed wire clips.
Each lath is supported by four clips along each edge. Along
each furring channel, at the mid-point of the 16" edge a
wire clip is punched through the lath and hooked over the
channel for additional support. The lath is secured to one
another at the ends and edges by formed wire clips.

The plaster of a mix of 100 lbs. of gypsum to 2½ cu.
ft. of perlite, is applied out to 7/16" grounds. The white
coat consists of 3 parts lime putty to 1 part of gaging plaster.
The total thickness of plaster being ½".

Inspection and Test

A floor and ceiling construction as herein described was
fire tested at the National Bureau of Standards, Washington,
D. C. in the presence of Asst. Engr. J. A. Darts, Committee
on Test and representatives of the National Gypsum Com-
pany. The floor construction was loaded, as required under
C26-589.0 with a total load of 150 lbs. per sq. ft.

The test was terminated at 1 hour and 3 minutes when
the temperature at one section of the steel joist reached
1200°F. The construction was not subjected to the hose
stream or double loading. A complete copy of the report
10.2U is on file with and is part of the record.

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Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the National Gold Bond Company Gold Bond Lath and Plaster Ceiling and Floor System when constructed as herein described as a one-hour short span fire resistive construction for use under the provisions of C26-240.0 for use in residence structures not exceeding 35 ft. in height and under the provisions of C26-243.0 as having met the requirements of C26-601, C26-602 and C26-603.0.

The Committee further recommends that all plans submitted to the Department of Housing and Buildings showing the proposed use of this type of construction shall be marked, stamped or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 604-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.
JOHN A. DARTS,
Asst. Engr.
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

668-54-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application July 30, 1954—Gold Bond Prefabricated Steel Stud, approval of.

APPEARANCES—

For Applicant: Royden E. Dygert.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 668-54-SM

Subject: Gold Bond Prefabricated Steel Stud, approval of.

Sheldon H. Cady for National Gypsum Co., Buffalo, New York filed July 30, 1954 an application with the Board of Standards and Appeals for approval of the material known as the Gold Bond Prefabricated Steel Stud under the provisions of C26-191.0 and C26-460.0 Administrative Building Code.

Purpose

This material is an incombustible stud for attaching plaster basis for furring and hollow partitions. It may be used as a stud to which gypsum or insulation board may be screwed or clipped.

Description

The stud is in the form of a truss. The flange consists of a 16 gauge angle, the web member consists of one No. 7 gauge wire bent to form symmetrical diagonals with panel points 8" apart. The angle of the web member is contact welded to the flange member. The stud depths are 2½", 3¼", 4" and 6".

Inspection and Test

Partitions constructed of the studs, lath and plaster were tested in accordance with the requirements of C26-591.0 and C26-592.0 Administrative Building Code, at Ohio State University in the presence of Asst. Engr. J. A. Darts Committee on Test and Sheldon H. Cady and others representing the applicant.

Construction of the partitions were as follows:

Panel 1.

Gold Bond 22 gauge base and ceiling runners were installed and the Gold Bond steel studs, 2½" were inserted between the flanges of the runner tracks and were spaced on 16" on center. Starter clips are attached to the flanges of the base runner and the lower edge of the first course of lath is placed behind the protruding arms of the starter clip. The head of the field clips are placed around the stud flange, the body of the clip running over the lath with the lower end engaging the starter clip. After lathing the partition was plastered with 7/16" plaster consisting of 2 parts of sand to 1 part of Gold Bond extra fibered gypsum, by weight and a 1/16" finish coat of 1 part of gauging plaster to 2 parts of lime putty, by volume. The overall thickness of plaster on each face was ½" so that the overall thickness of the partition was 4¼".

Panel 2

The construction of Panel 2 was identical to Panel 1 except that the studs were 3½", in all other respects the panels were similar.

Results: Two tests were conducted on the 4¼" panel and the time of failure was 90 minutes and 18 seconds on one panel and 91 minutes and 24 seconds on the second panel giving an average of 90 minutes and 50 seconds on the two panels. The panels successfully passed the hose stream test, the panel construction with the 3¼" stud failed in 96 minutes and 12 seconds, this panel also successfully passed the hose stream test.

The complete reports are on file with and are part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Gold Bond Prefabricated Steel Stud, in depths of 2½" to 6" for use in New York City as a component part of one and one-half hour fire resistive incombustible partitions, when the construction of the partition is as herein described, under the provisions of C26-636.0 for use under C26-239.0 Administrative Building Code on condition that all plans submitted to the Department of Housing and Buildings showing the proposed use of this stud in a fireproof partition as herein described, shall be stamped or marked as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 668-54-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

1013-54-SA

APPLICANT—Rowe Manufacturing Co., Inc., owner (City Home Service Inc., Agent).

SUBJECT—Application December 28, 1954—Rowe Automatic Milk Vending Machine, Model 16, approval of.

APPEARANCES—

For Applicant: Jack W. Turner.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

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REPORT OF COMMITTEE ON TEST

Re: Cal. 1013-54-SA

Subject: Rowe Automatic Milk Vending Machine, Model 16, approved of.

Rowe Manufacturing Company, Inc., filed December 28, 1954, an application with the Board of Standards and Appeals for approval of the Rowe Automatic Milk Vending Machine, Model 16 under the provisions of Chapter 19, Article 18 Administrative Building Code.

Purpose

An automatic vending machine for milk in glass or paper containers.

Description

The Rowe Automatic Milk Vending Machine is a fully automatic electrically operated refrigerated machine designed to dispense half-pints, one-third quarts, pints and quarts of milk in either glass or cardboard containers.

The outer cabinet of the machine is constructed of 18 gauge steel, which is Parkerized before application of the final baked finished coat of paint. $2\frac{1}{2}$ " of fiberglass insulation is used between the inner and outer walls of the cabinet. The external dimensions of the cabinet are as follows:

Height	74"
Width	42"
Depth	34"

The internal construction of the cabinet is of aluminum.

Refrigeration of the machine is provided by a Kelvinator R258 $\frac{1}{4}$ horsepower sealed refrigeration unit which operates on 115 volts AC. All necessary overload protection is provided in this unit.

The machine operates on 115 volts, 60 cycles AC. The line cord is equipped with a ground wire which may be attached to the outlet box. A transformer, mounted in the base of the machine, reduces the line voltage to 30 volts which is utilized for the operation of the vending circuits.

The coin mechanisms and coin changers which are attached to the inner door of the Milk Machine operate at 30 volts AC. All components are of the continuous duty type.

The two vending levels mounted inside of the machine are identical in construction and each contain two motors manufactured by the Redmond Co. The motors are protected by Klixon motor protectors manufactured by the Spencer Thermostat Company, in order to prevent overheating of the motors.

The sequence of operation of the machine is as follows:

The coin or coins equal to the selling price are inserted in the coin entrance plate. The coins close the electrical circuit to the vending relay in the coin mechanism. The vending relay closes the circuit to the coin accept solenoid which deposits the coins in the cash box. The motion of the solenoid plunger operates a switch which closed the circuit to the delivery motor in the vending level. This delivery motor becomes energized and drives the delivery belt upon which the containers of milk are stored. The delivery belt runs continuously until the first container of milk falls through the delivery chute. In passing through the delivery chute, the container operates a switch which restores the machine to the standby condition. After, the last container is delivered from the delivery belt a switch is operated which energizes the storage motor mounted in the vending level. The storage motor, through a chute and sprocket arrangement, moves a storage which pushes the milk stored in the vending level forward in the direction of the delivery belt. As the next row of milk is moved into position on the delivery belt, the switch which energized the storage motor is shut off. This process continues until all containers have been delivered from the vending level. Following the delivery of the last container, an empty switch is operated which removes the electrical circuit to the coil mechanism and simultaneously illuminates a sold out signal.

Inspection and Test

The appliance was inspected and tested at 58-64 Maurice Avenue, Maspeth, Long Island, by Asst. Engr. J. A. Darts

Committee on Test and representatives of the applicant. The appliance operated as designed. The use of this machine was discussed with the Dept. of Health.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the appliance known as the Rowe Automatic Milk Vending Machine, Model 16 for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code and Chapter 19, Article 18 Administrative Code on condition that each machine bears a label reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 1013-54-SA." The Committee further recommends that the maintenance of the appliance shall comply with all the requirements of the Bureau of Food and Drugs of the New York City Department of Health.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

27-55-SM

APPLICANT—Benda Products Inc., owner.

SUBJECT—Application January 10, 1955—Benda Flameproof (Compound for flameproofing fabrics), approval of.

APPEARANCES—

For Applicant: Benjamin Blocker.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klei-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 27-55-SM

Subject: Benda Flamepruf (flameproofing compound), approval of.

Benda Products Inc., Cambridge, Mass., filed January 10, 1955 an application with the Board of Standards and Appeals for approval of the material known as Benda Flamepruf under the provisions of the Flameproofing Rules of the Board.

Purpose

The material is a flameproofing compound to flameproof fabrics used in places of public assembly.

Description

The material is a white crystalline powder, which is readily soluble in water, comprising a blend of inorganic salts. The fabrics to be flameproofed are either dipped or sprayed with the compound and the concentration for heavy material such as woollens shall be one pound per gallon and for light weights it shall be two pounds per gallon.

Inspection and Test

Samples of various fabrics, treated with the compound Benda were tested at the Better Fabrics Testing Bureau in the presence of Asst. Engr. J. A. Darts Committee on Test, B. Blocker representing the applicant and W. H. Masterson of the Laboratory.

Results were as follows:

Six fabrics identified as cotton drapery, cotton plush, cotton twill, cotton sateen, cotton drapery (different weight from

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first sample) and a combination of viscose rayons and cotton showed no flashing, flaming or glow during the test. A sample identified as 100% wool twill showed no flashing, an average flaming of $1\frac{1}{3}$ seconds and no glow during the test.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test concludes that the material Benda Flamepruf (flameproofing compound) possesses inherent flameproofing qualities and accordingly recommends the approval of this material as a flameproofing compound on the following fabrics, cotton drapery material, cotton plush, cotton twill, cotton sateen, a combination of viscose rayon and cotton and wool.

Tests for each specific installation or any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Flameproofing Rules of the Board.

The Committee further recommends that each container in which Benda Flamepruf is marketed shall be tagged or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 27-55-SM."

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

48-55-SM

APPLICANT—National Gypsum Co., owner.

SUBJECT—Application January 12, 1955—National Gypsum Co., FR fire retardant coating for Acoustifibre, approval of.

APPEARANCES—

For Applicant: Royden E. Dygert.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-ert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 48-55-SM

Subject: National Gypsum Company, FR (improved) Fire Retardant Coating for Acoustifibre, approval of.

National Gypsum Company, Buffalo, New York, filed January 12, 1955 an application with the Board of Standards and Appeals for approval of the material known as National Gypsum Co. FR (improved) Fire Retardant Coating for Acoustifibre under Rule 1.6 of the Fibre Board Rules of the Board.

Purpose

This material is to be used as a fire retardant on accoustical tile.

Description

The tile is manufactured from fibre board. The wood fibers are felted into a porous fibre board and are then cut into tile sizes, namely 12" x 12", 12" x 24" and 24" x 24". The tile is drill perforated with 484 holes per sq. foot, $\frac{3}{16}$ " in diameter to impart increased sound absorption.

The tile is factory coated with a fire retardant paint "FR" which is composed of the following:

Resinous and Chlorinated Elasto Border	6 parts
Pigment and Fillers	4 "
Compound of Boron	67 "
Dispersing and plasticizing agent	1 "
Flame resisting Agents	22 "

Inspection and Test

The tiles coated with "FR" fire retardant was tested in accordance with the requirements of Federal Specifications SS-A-118a, which covers slow burning and combustible material. The test at Manhattan College was witnessed by Asst. Engr. J. A. Darts Committee on Test and S. Cady representing the applicant. The material tested met the requirements of the test. The complete report is on file with and is part of the record.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that National Gypsum Co. product made of wood fibers and known as Acoustifibre and Econacoustic be approved for voluntary use, when treated at the shop, factory or in the field by spraying or brush painting the tile on the exposed surface with the pre-retardant paint known as "FR" (improved) consisting of the ingredients herein described, on ceilings only and in classes of construction as follows:

Class of Construction	Ceiling Area (sq. ft.)
1	5000*
2	5000*
3	6000
4	no limit
5	6000
6	6000

In school buildings where the ceiling is 20 ft. clear above the floor these areas may be increased 50%.

If the treatment is applied in the field or shop, one full coat of a color different from Acoustifibre Tile shall be used to insure covering the entire surface to be treated. In all other respects, the material shall comply with all the requirements of the approval granted under Cal. No. 538-44-SM except that if the treatment is applied at the factory each package shall carry in addition to the label wording requirements contained in resolution dated November 14, 1944 under Cal. No. 538-44-SM, the additional words, "Fire Treated" so as to distinguish this product from the untreated product.

It is further recommended that this product even when fire treated be backed up solidly (tightly) without air space by an incombustible backing, such as concrete, gypsum cement, plaster, cement, plaster asbestos, cement building board, gypsum board, or similar incombustible material and each tile be secured by four 6 penny nails in addition to an approved cement, as tested.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.,
JOHN A. DARTS,
Asst. Engr.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

298-55-SM

APPLICANT—W. J. Haertel and Co., owner (Owens-Corning Fiberglas Corp., Agent).

SUBJECT—Application April 1, 1955—Securitie Pan System (suspension system for acoustical ceilings), approval of.

MINUTES

APPEARANCES—

For Applicant: Richard Ringwalt.

ACTION OF BOARD—Material approved in accordance with the report of Committee on Test.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

REPORT OF COMMITTEE ON TEST

Re: Cal. 298-55-SM

Subject: Securitee Pan System (suspension system for accoustical ceiling), approval of.

W. J. Haertel and Co., Chicago, Illinois, filed April 1, 1955 an application with the Board of Standards and Appeals for approval of the Securitee Pan System (suspension System for accoustical ceilings) under the provisions of C26-461.0 Administrative Building Code.

Purpose

The system is an incombustible suspended ceiling.

Description

The system consists of hangers and channels spaced and installed in accordance with the requirements of C26-461.0 Administrative Building Code. At right angles to the channels and spaced 54 inches on center, steel panels $6\frac{3}{4}$ inches wide by $1\frac{3}{8}$ inches high by 120 inches, of 22 gauge, are clipped to the channels by means of 8 gauge steel wire clips, the clips going over the channel and hooking into the panel; there being two clips at each intersection of the channels and the main carrying member. The Fiberglass accoustical tile 12 inches by 24 inches is then set in pairs, end to end between panels, so that the outer 12 inch edge of each pair of tiles is supported by the lower flange of the steel panel. Transverse support for the accoustical tile is provided by the use of "T" or double angles incombustible splines. The lower flange of the steel panel is so designed as to support the ends of 48 inch long recessed light troffers.

Inspection and Test

A sample ceiling was inspected and tested at 300 Park Avenue, New York in the presence of Asst. Engr. J. A. Darts Committee on Test, R. Ringwalt of Owen-Corning Fiberglas and others representing the applicant. The system was loaded so that the pan itself carried a load to simulate a light troffer four feet long, weighing approximately 10 to 12 lbs. per foot of length of troffer.

Loading and deflections were as follows:

60 lbs.	$\frac{1}{16}$
90 "	$\frac{1}{8}$
120 "	$\frac{3}{16}$

It was noted that, as only one bay was loaded and as there was no load placed on the adjacent bays, the pan would have a tendency to turn inward to a slight degree which caused a greater deflection than would occur if more than one bay were loaded.

Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the Securitee Pan System (suspension system for accoustical ceilings) for voluntary installation as an incombustible accoustical ceiling when constructed as herein described on condition that the hangers and main purlins are installed in conformity with the requirements of C26-461. Administrative Building Code and the balance of the ceiling is installed as herein described and further that all plans submitted to the Department of Housing and Buildings showing the proposed use of this system shall be marked or labeled: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 298-55-SM."

The Committee further recommends that light troffers weighing between 10 and 12 lbs. per foot may be supported on the panel.

(Sgd.) HARRIS H. MURDOCK,
Chairman,
LESLIE V. HUBER,
Chief Engr.
JOHN A. DARTS,
Asst. Engr.,
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

657-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—South side of West 120th street, 95 ft. west of Amsterdam avenue, Block 1973, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, W. J. Whiteside and P. Rinde-Thorsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on July 24, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, as thereafter *amended* by resolution adopted on July 24, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted for a term of two years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with." (N.B. 85-47)

658-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Application for consideration—reopening as to extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—East side of Broadway, 431 ft. 5 in. north of West 116th street, Block 1973, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, W. J. Whiteside and P. Rinde-Thorsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on July 24, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, as thereafter *amended* by resolution adopted on July 24, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted for a term of two years from the date of this amended resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with." (N.B. 186/46)

659-48-A

APPLICANT—T. J. Young for Eggers and Higgins, for Columbia University in the City of New York, owner.

SUBJECT—Application for consideration—reopening as to an extension of term of variance—re Appeal from a decision of the borough superintendent; previously granted on condition.

PREMISES AFFECTED—North side of West 114th street, 129 ft. 8 in. east of Broadway, Block 1886, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry B. Rutkins, W. J. Whiteside and P. Rinde-Thorsen.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1948, on certain conditions; and

WHEREAS, the term of variance was extended on July 24, 1951; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, as thereafter *amended* by resolution adopted on July 24, 1951, only so far as it has reference to the term of the variance, so that as *amended* this portion of the resolution shall read:

"* * * granted for a term of two years from the date of this *amended* resolution, to permit * * *; that other than as herein *amended* the resolutions above cited shall be complied with." (N.B. 95/47)

338-55-A

APPLICANT—Samuel Rosenblum, for Mor-Ming Corp., owner.

SUBJECT—Application April 25, 1953—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—128-130 East 56th street, south side, 110 ft. west of Lexington avenue, Block 1310, Lots 61 and 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Sol Lustbader.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1955, on amendment to Alt. Applic. 460/55, reads:

"Disapproved (1) Proposal to change the use of the 4th (top) floor of the subject nonfireproof 4 story and basement bldg. from 'vacant' to offices is contrary to 4.2.1. B.C."

and

WHEREAS, the applicant states the building is 4 stories and basement, 53 ft. in height, 40 ft. by 78 ft. in area at street level, 40 ft. by 55 ft. in area at typical floor level, of Class 3 construction, erected in 1874 on a lot 40 ft. front by 100 ft. 5 in. in depth, in a retail use, B area, Class 1½ height district, used and occupied since 1955; Cellar—mechanical equipment and storage, 0 persons; Basement—stores, bar and grill, 120 persons; 1st floor—beauty shop, 40 persons; 2nd and 3d floor—offices, 20 persons per floor; 4th floor—vacant; which use and occupancy was permitted by Certificate of Occupancy #43902 issued March 18, 1955, upon completion of work under Alt. App. 738/54, containing the provision that the 4th floor is to remain permanently vacant; and

WHEREAS, the applicant states it is now proposed to use the 4th floor as offices with an occupancy of 10 persons; and

WHEREAS, the applicant states that under Alt. App. 738/54, two 20 ft. residence buildings were extended a distance of 5 feet at the front and a new front erected and a fireproof stair, enclosure and elevator installed and the two buildings combined into one; that the entrance to the basement floor was direct from the street level but the floor itself was reached on the inside by four steps down; and

WHEREAS, the applicant contends that no increase in the existing height is proposed; that no new floor has been added; that the same building envelope remains; that when the work was completed under Alt. App. 738/54, application was made for a certificate of occupancy and objection was then raised by the Borough Superintendent that the building was four stories and basement in height and more than 50 feet and the certificate was refused; that as the work was completed and leases had been drawn and the tenants desired occupancy and an amendment was filed to the approved plans and new specification sheet filed indicating that the 4th floor would remain vacant and the Borough Superintendent issued certificate of occupancy #43902 so that the tenants could occupy the premises; and

WHEREAS, the applicant states that it is now proposed to use the 4th floor for offices with an occupancy of ten persons as originally intended under Alt. App. 738/54 as original approved; and

WHEREAS, the applicant contends that the level of the 4th floor is only 42 feet 2 inches above grade; that the occupancy is light; that the basement floor is being extended to the rear to provide refrigeration facilities for the basement occupancy; that the entire 4th floor is less than 2300 sq. ft. in area and will be used by a publishing house with an occupancy of ten; that as the building was altered in accordance with approved plans and the height of the building was shown to be 53 ft. 3 in. and no new story was added, it is requested that a variance be granted to permit the 4th story occupancy as proposed.

Resolved, that the decision of the Borough Superintendent, acting on amendment to Alt. App. 460/55, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the occupancy of the 4th floor as proposed, and as shown on plans marked "Received April 25, 1955" (3 sheets) and plan marked "Received June 1, 1955" (1 sheet), *on condition* that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that a new certificate of occupancy superseding the present certificate shall be obtained.

MINUTES

825-23-A—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application for consideration—reopening as Vol. II to consider a new decision—re Appeal from a decision of the superintendent of buildings; previously granted on condition.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened as Vol. II, subject to the regular procedure, to consider new decision.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Kleintert and Keating and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

565-53-A

APPLICANT—Brown and Matthews, Inc., for Farrand Optical Co., owner.

SUBJECT—Application for consideration—reopening as to restore to docket Re Appeal from a decision of the borough superintendent; previously withdrawn.

PREMISES AFFECTED—4401 Bronx boulevard, west side, 260.51 ft. north of Nereid avenue, Block 565, Lot 60, Borough of the Bronx.

APPEARANCES—

For Applicant: W. F. Timoney, F. D. Kalosky and R. H. Langley.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal reopened and restored to the docket for examination, subject to the regular procedure; previously withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

707-54-A

APPLICANT—Morris Hannes, for 220 Madison Avenue Corp., owner (Hutton Murray Hill, Inc., lessee).

SUBJECT—Application August 31, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—220-230 Madison avenue and 18 East 37th street, southwest corner, Block 866, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris Hannes.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Appeal withdrawn, without prejudice.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, the applicant stated that the lessee of the restaurant may desire to have an additional entertainer, namely a vocalist, for which an application will be filed with the administrative official, and not have entertainment confined to the music of the piano and he therefore desired to withdraw the appeal.

Resolved, that the appeal be and it hereby is *withdrawn* at request of the applicant.

724-54-A

APPLICANT—Abram Rosenberg, for Elagnelle Realty Corp., owner (Mal Glass Novelty Co., Inc., lessee).

SUBJECT—Application August 16, 1954—Appeal from an order and a decision of the fire commissioner.

PREMISES AFFECTED—1928-1938 Park avenue, west side, from East 130th to East 131st street, 2nd floor, Block 1755, Lots 33-37, Borough of Manhattan.

APPEARANCES—

For Applicant: Abram Rosenberg.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

744-54-A

APPLICANT—Winfield Door Corp., lessee, for Valbro Corp., owner.

SUBJECT—Application September 20, 1954—Appeal from an order of the fire commissioner.

PREMISES AFFECTED—35-21 20th avenue, north side, 235.05 ft. west of 37th street, Block 826, Lots 1 and 45, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

713-54-A

APPLICANT—Herman E. Horwood, for Loowal Realty Co., Inc., owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—136-140 West 21st street, south side, 237 ft. 7 in. east of 7th avenue, Block 796, Lot 60, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for inspection and decision; hearing closed.

714-54-A

APPLICANT—Herman Hodwood, for Rexton Realty Co., owner.

SUBJECT—Application September 7, 1954—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—132-134 West 21st street, south side, 306 ft. 7 in. east of 7th avenue, Block 796, Lot 58, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 19, 1955, at 2 P. M., for inspection and decision; hearing closed.

857-54-A

APPLICANT—Fletcher Smith Studios, Inc., lessee, for Underwood and Underwood Studios, Inc., owner.

SUBJECT—Application November 3, 1954—Appeal from an order of the fire commissioner.

MINUTES

PREMISES AFFECTED—319-321 East 44th street, north side, 275 ft. east of 2nd avenue, Block 1337, Lot 13, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

For Administration: Lieut. John P. Manfredi, Fire Dep't.

ACTION OF BOARD—Laid over to July 12, 1955, at 2 P.M., for inspection and decision; hearing closed.

429-55-A

APPLICANT—Vito P. Battista, for M. Rosenzweig, owner (owner under contract—Institute of Design and Construction).

SUBJECT—Application May 27, 1955—Appeal from a decision of the borough superintendent.

PREMISES AFFECTED—309-313 Bridge street, east side, 135 ft. 2 in. south of Johnson street, Block 2047, Lot 7, Borough of Brooklyn.

APPEARANCES—

For Applicant: Vito P. Battista.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Laid over to July 12, 1955, at 2 P.M., for inspection and decision; hearing closed.

85-38-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Rinrock, Inc., owner.

SUBJECT—Application for consideration—reopening as to amendment and revised working plans—re Application (decision of the borough superintendent), previously granted on condition, under sections 7c, 7i and 7h of the zoning resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, car washing, lubritorium, motor vehicle repairs, storage and sale of accessories and office, and to permit the parking of motor vehicles waiting to be serviced, and the parking and storage of more than five motor vehicles; all for a term of fifteen years.

PREMISES AFFECTED—605-633 East New York avenue and 483-493 Kingston avenue, northeast corner (Block 1333, Lot 1). Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened, resolution amended and working drawings approved.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 25, 1953, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and submitted revised working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *approve* revised working drawings marked, "Received, March 30, 1955" (3 sheets) as being in substantial compliance with the resolution adopted by the Board on February 25, 1953; that such working drawings shall be filed with the Borough Superintendent and shall be followed as to arrangement and design of the premises and to permit as shown on said plans:

1. Two 30 ft. curb cuts to East New York Avenue, as shown;
2. Four additional pumps, as shown, along the East New York Avenue front;
3. The system of drainage of the gasoline station;

4. Change in the size of the accessory building from 36 ft. by 66 ft. to 34 ft. by 63 ft.; and,

5. To omit the planting along the East New York Avenue front in view of the curb cuts referred to in Item 1, above. (N.B. 820/52.)

373-38-BZ—Vol. III

APPLICANT—George H. Colin for Cities Service Co., owner.

SUBJECT—Application for consideration—re reopening and extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7h, 7f and 7i of the zoning resolution permitting in a residence and business use district, the erection and maintenance of a gasoline service station, retail sales, lubritorium, auto laundry, motor vehicle repairs and the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1401-1409 Far Rockaway boulevard and 1149-1161 Nameoke street, southeast corner, Block 38, Lot 40, Far Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: Benjamin Mosher.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleintert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on May 23, 1950, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended from time to time and last extended on July 7, 1954; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1950, as thereafter *amended* by resolutions through July 7, 1954, only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that no work has been commenced, plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution from the date of this *amended* resolution." (Alt. App. 4992/48)

304-54-BZ

APPLICANT—Robert Gottlieb, for G. and S. Garage Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 19A(h) of the zoning resolution, permitting in an unrestricted use district an entrance to a loading berth less than required height.

PREMISES AFFECTED—1074 Home street, west side, 147.76 ft. north of Westchester avenue, Block 2758, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: Pauline Martell.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

MINUTES

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 19, 1954, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 19, 1954 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that the work has been completed and additional time is required to obtain a new Certificate of Occupancy that all permits required shall be obtained and all work completed within three months from the date of this *amended* resolution." (Alt. App. 936/53)

774-54-BZ

APPLICANT—Robert C. Salkind, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution to permit in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—227-229 Mulberry street, west side, 141 ft. 9½ in. north of Spring street, Block 495, Lot 35, Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob Lerner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, the applicant states that there has been no change in zoning since the resolution was adopted on January 18, 1955.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1350/54.)

775-54-BZ

APPLICANT—Robert C. Salkind, for 227 Mulberry Realty Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7f of the zoning resolution, per-

mitting in a business use district the change in occupancy from machine storage to storage garage for more than five motor vehicles.

PREMISES AFFECTED—231-233 Mulberry street, west side, 191 ft. 8½ in. north of Spring street, Block 495, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: Jacob Lerner.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 18, 1955, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work; and

WHEREAS, the applicant states that there has been no change in zoning since the resolution was adopted on January 18, 1955.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 18, 1955 only so far as it has reference to the time within which to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of the statement by the applicant that plans have been approved by the Department of Housing and Buildings that all permits required shall be obtained and all work completed within six months from the date of this *amended* resolution." (Alt. App. 1351/54)

1170-22-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Louis Shapiro, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to additional use, subject to regular procedure—re Application (decision of the superintendent of buildings), previously granted on condition, under section 7c of the zoning resolution, permitting in a business district a structural alteration of an existing garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—259-267 Pacific street, north side, 75 ft. west of Smith street and 280 Atlantic avenue, Block 181, Lots 20, 31 and 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider additional use, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly 3
Negative: 0
Absent: Commissioner Keating 1

137-24-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for 1799 Coney Island Avenue, Corp., owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under sections 7i and 7h of the zoning resolution, permitting in a business use district the erection and maintenance of a building to be used as a motor vehicle repair shop, and permitting the unbuilt upon portion of plot to be used for the parking of customer's motor vehicles and for

MINUTES

the sale and display of used cars (previously denied the erection and maintenance of a garage for more than five motor vehicles).

PREMISES AFFECTED—1793-1801 Coney Island avenue, east side, 305 ft. north of Avenue O, Block 6749, Lot 69 and 71, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing July 19, 1955, at 10 A.M.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application for consideration—reopening as to rehearing under Section 21—re Application (decision of the borough superintendent), previously denied, under section 7e of the zoning resolution, to permit in a residence and business use district, for a term of twenty years, the use of part of 1st floor as stores in existing class A multiple dwelling (previously denied by the Board, later granted and Board later reversed by Court).

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

APPEARANCES—

For Applicant: William A. Lamb and Harry Prince.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened for rehearing under Section 21 based on alleged new facts as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

176-50-BZ

APPLICANT—Max Horn, for Frank Fenimore, owner.

SUBJECT—Application for consideration—reopening as to extension of time to complete—re Application (decision of the borough superintendent), previously granted on condition, under section 7c of the zoning resolution, permitting in a residence and business use district, the extension of existing junk storage building.

PREMISES AFFECTED—106-01 to 106-15 154th street, and 154-02 south road, southeast corner, Block 10122, Lot 1, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: M. Horn.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened and set for hearing on July 19, 1955 at 10 A.M., waiving all requirements except two publications in the Bulletin.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

402-52-BZ—Vol. II

APPLICANT—Charles M. Spindler, for Edward Lehr, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to additional uses, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under sections 7f, 7h and

7i of the zoning resolution, permitting in the business use district portion of a plot located in a residence and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repairs, storage and sale of accessories and office and permitting for a term of fifteen years, the parking and storage of motor vehicles in the residence use portion of a plot.

PREMISES AFFECTED—572-590 Wyckoff avenue, 407-413 Weirfield street, southeast corner and 1444-1460 Hancock street, Block 3400, Lots 46 and 51, Borough of Brooklyn.

APPEARANCES—

For Applicant: Robert Artus.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, to consider new uses, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

698-53-BZ—Vol. II

APPLICANT—John F. Fitzsimons, for Charles J. Goubeaud, owner.

SUBJECT—Application for consideration—reopening as Vol. II as to extension of uses, subject to regular procedure—re Application (decision of the borough superintendent), previously granted on condition, under section 7e of the zoning resolution, permitting in a residence use district, the maintenance of existing dog kennels, the practice of veterinary medicine, dwelling for caretaker and accessory garage.

PREMISES AFFECTED—204-18 46th avenue, south side, 142.91 ft. east of 204th street, Block 7304, Lots 15 and 17, Bayside, Borough of Queens.

APPEARANCES—

For Applicant: John F. Fitzsimons.

For Administration: Samuel L. Becker, Dep't of Housing and Buildings.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider additional extension of uses.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
Negative	0
Absent: Commissioner Keating	1

257-39-SM—Vol. II

APPLICANT—United States Gypsum Company, owner.

SUBJECT—Application for consideration—reopening as for report as to marking—re USG Metal Lath and Lathing Accessories as follows: USG Color-Rite Diamond Mesh Lath; USG Color-Rite 4-Mesh Z Riblath; USG B-V Riblath, USG Resilient Clips Nos. 100, 200, 300, 400 and 500; USG 3/8" Riblath; USG 3/4" Riblath; USG Sheet-lath; USG 4A, 1A, 2A, 12A, 5A, 10A, 14A Corner Beads; USG 9A, Corner Bead Clips; USG 3A, 6A and 7A Base Screeds, USG 8A Picture Mould; USG Cornerite; USG Striplath; USG Nos. 4 and 6 Metal Casings; USG Ceiling Runner and Attachment Clips; USG Wall Ties (corrugated); USG Attachment Clips; USG Hanger Wire; USG Tie Wire; USG Cold Rolled Channels, 3/4" and 1 1/2"; USG Expanded Metal Stucco Mesh; (USG Metal Base System for Solid Metal lath, Rocklath, and plaster, Pyrobar or 2" solid sheetrock laminated partitions).

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report as to marking.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Kleinert and Deputy Chief Connolly	3
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MINUTES

Negative 0
Absent: Commissioner Keating 1

30-45-SM—Vol. I

APPLICANT—Glens Falls Portland Cement Co., owner.
SUBJECT—Iron Clad Air-Entraining Portland Cement,
Types 1A and 2A, approval of.

APPEARANCES—

For Applicant: Thomas C. Hogan.

ACTION OF BOARD—Appeal withdrawn as to Vol. I.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

30-45-SM—Vol. II

APPLICANT—Glens Falls Portland Cement Co., owner.
SUBJECT—Iron Clad Air Entraining Portland Cement,
Types 1A and 2A, approval of.

APPEARANCES—

For Applicant: Thomas C. Hogan.

ACTION OF BOARD—Application reopened as Vol. II,
subject to test and report.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

554-52-SM

APPLICANT—United States Gypsum Company, owner.
SUBJECT—Application for consideration—reopening as for
report as to marking—re USG Metal Floor Runner (base
runner for partitions of various width); previously ap-
proved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report as
to marking.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

556-50-SM

APPLICANT—United States Gypsum Company, owner-
manufacturer.

SUBJECT—Application for consideration—reopening as for
report as to marking—re USG Trussteel Studs, previously
approved.

APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened for report as
to marking.

THE VOTE—

Affirmative: Chairman Murdock, Commissioner Klein-
ert and Deputy Chief Connolly 3

Negative 0

Absent: Commissioner Keating 1

Adjourned: 3:45 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

SPECIAL MEETING

FRIDAY MORNING, JUNE 24, 1955, 10 A. M.

Present: Chairman Murdock, Commissioner Kleinert and
Deputy Chief Connolly.

958-47-SR—Vol. II

SUBJECT—Proposed Rules covering Dry Cleaning Estab-
lishments, pursuant to the Zoning Resolution of The City

of New York.

APPEARANCES—

H. M. Sushan, Max Siegel, Isidore Mesibov, Stanley
Goldstein, Fred J. Chmelnicki, Joseph C. Haus, R. B.
Neuburger, Louis Gelman, Harry E. Wier and Harry
L. Braunstein.

In Opposition: George McKinley and Sydney Weinryb.

ACTION OF BOARD—Laid over to July 15, 1955, at 10
A. M. for adoption; hearing previously closed; no further
argument or filing of letters or briefs.

Adjourned: 10:30 A. M.

JOSEPH J. DOYLE, *Chief Clerk.*

*CORRECTION

The minutes of the meeting of the Board of Standards and
Appeals held on May 24, 1955, as they appeared in Bulletin
No. 22, Vol. 40, are hereby corrected to read as follows:

487-47-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober, for Cushman
and Sons, Inc., owner.

SUBJECT—Application for consideration—reopening as to
extension of time to complete—re Application (decision
of the borough superintendent), previously granted on con-
ditions, under sections 7e and 19A(h) of the zoning resolu-
tion permitting in a residence use district, for a term of
years (10), the change of present uses of bake shop,
storage and locker room, garage for more than five motor
vehicles and packing room (previously granted by the
Board) to storage of plumbing supplies, pipe cutting and
threading, garage for more than five motor vehicles, offices,
locker room, loading and unloading with door openings to
loading berths less than the required width.

PREMISES AFFECTED—518-522 East 72nd street, south
side, 298 ft. east of York avenue and 517-523 East 71st
street, north side, 273 ft. east of York avenue, Block 1483,
Lot 38, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel L. Becker, Dep't of Housing
and Buildings.

ACTION OF BOARD—Application reopened and time to
complete work extended.

THE VOTE—

Affirmative: Chairman Murdock, Commissioners Klein-
ert and Keating and Deputy Chief Connolly 4

Negative 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as
Vol. II, on May 25, 1954, on certain conditions; and

WHEREAS, the resolution was further amended on Septem-
ber 14, 1954; and

WHEREAS, the applicant requested an extension of time to
obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does
hereby *amend* the resolution adopted on May 25, 1954, as
thereafter *amended* by resolutions adopted through Septem-
ber 14, 1954 only so far as it has reference to the time within
which to obtain permits and complete the work, so that as
amended this portion of the resolution shall read:

"that all permits required shall be obtained and all
work completed within the requirements of Sections 22A
of the Zoning Resolution from the date of this *amended*
resolution" (Alt. App. 143/54).

* Correction—Reference that plans have been approved by
the Department of Housing and Buildings deleted in the
resolution.

RULES

Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

DEFINITION OF "FIRE DRILL."

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenant shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

FIRE DRILL ORGANIZATION

Premises
Name of concern
Building No. Story

FOREMAN OR PERSON IN CHARGE

Regular Substitute

WATCHMAN

MALE SEARCHER

FEMALE SEARCHER

STREET ALARM BOX RUNNER

FIRE BRIGADE

EXIT GUARDS

Exit
"
"
"
"
"

SQUAD MONITORS

Squad No. 1
" 2
" 3
" 4
" 5
" 6

Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

RULES

Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the fire department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

Note: Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 11 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory,

and drills shall be conducted at least twice each year in which all of the persons on the premises shall participate simultaneously.

Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

Rule 11. Duties of Engineer.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc., are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

NOTICE

Applicants, under the zoning resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying proper owners, they may obtain such

copies at the office of the Board of Standards and Appeals, Room 1018, Municipal Building, Manhattan, at five cents each—postage to be added if the forms are forwarded by mail.

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RULES

RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

Labor Law

Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

Rule 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator-car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

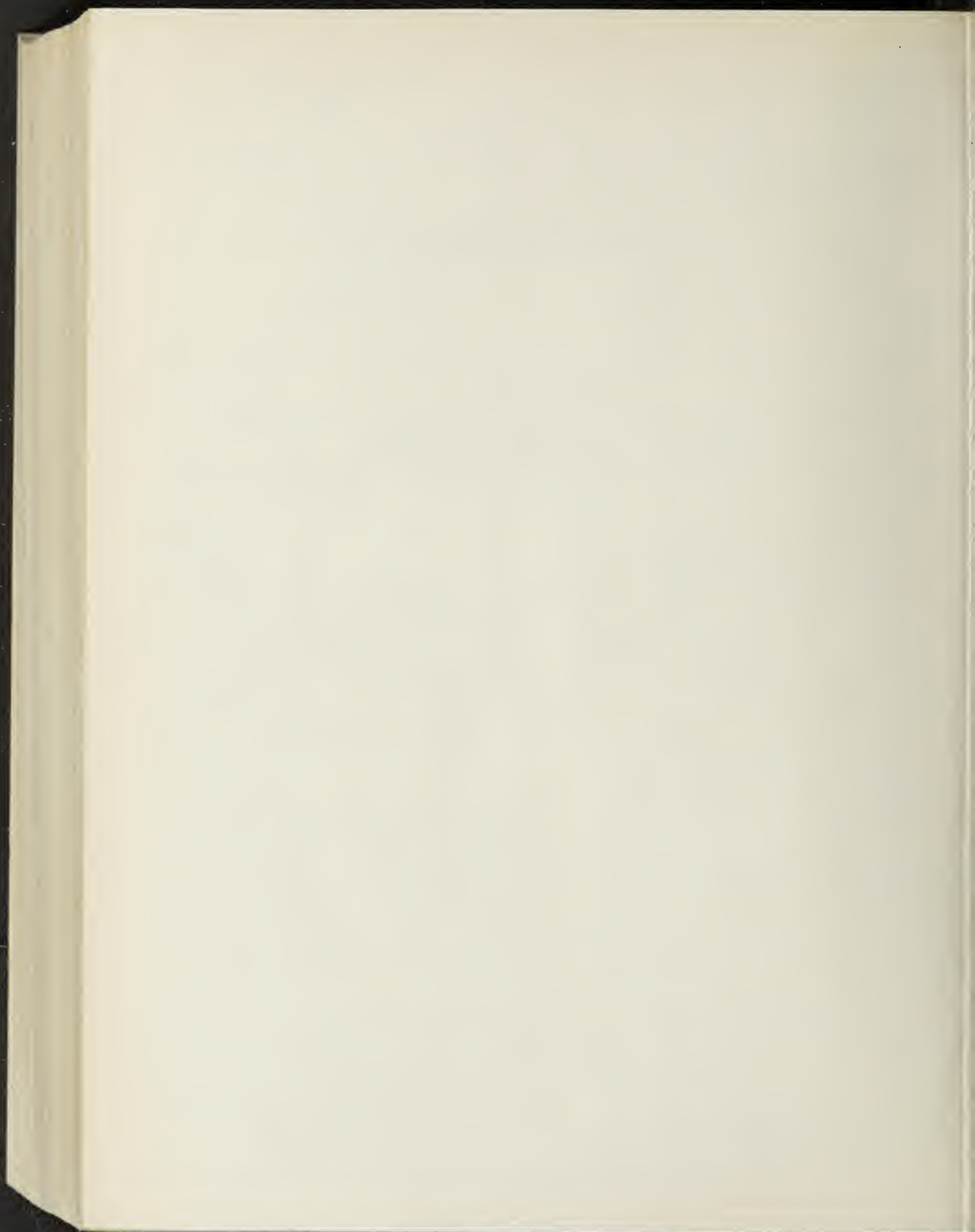
Blacksmithing or horseshoeing;
Boiler making;
Brick, terra cotta or artificial stone works;
Forge shops;
Foundries;
Iron, steel, brass or copper works;
Machine shops;
Smelting;
Stone or monumental works;

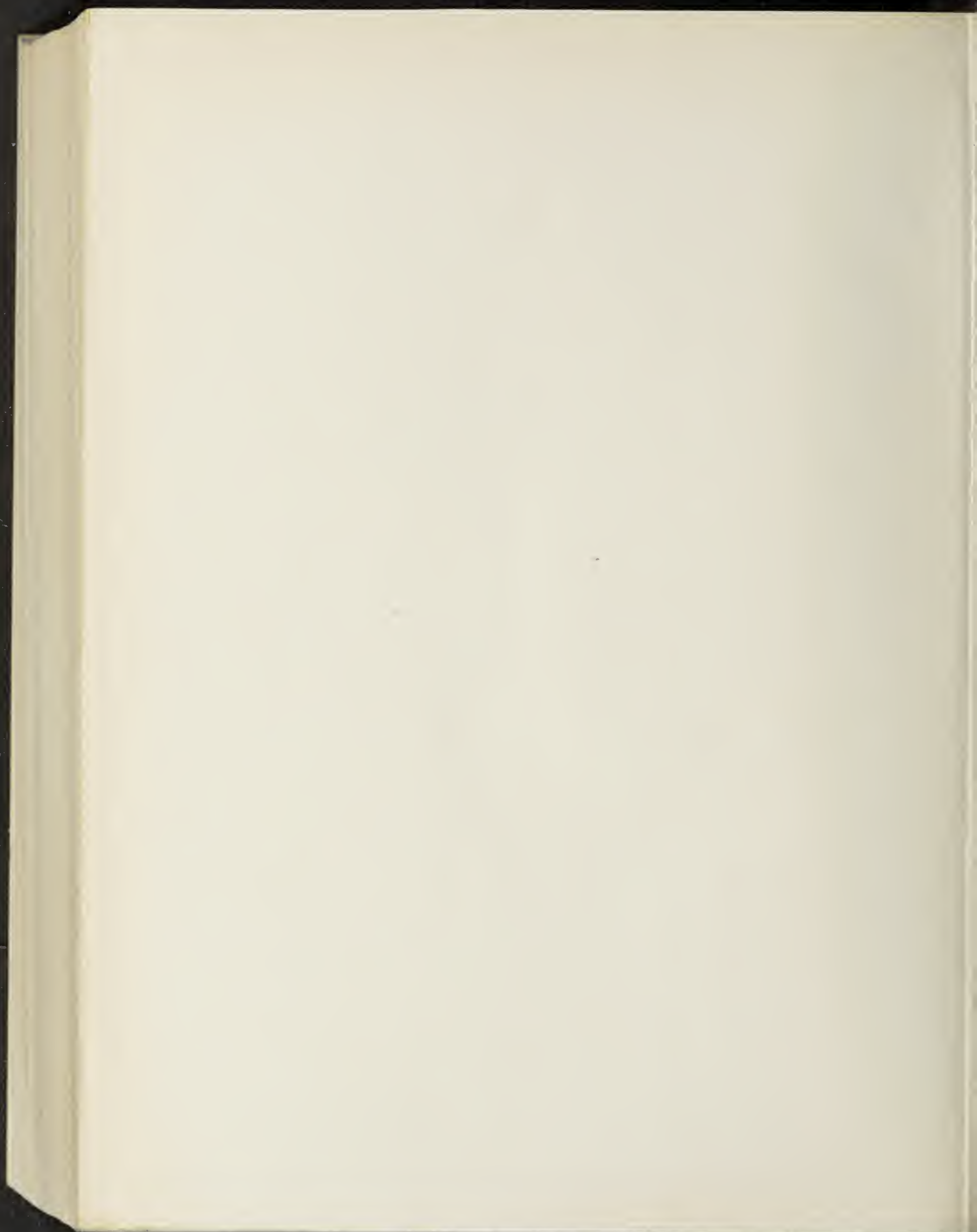
provided that in any case:

(1) The building is not of wooden construction;

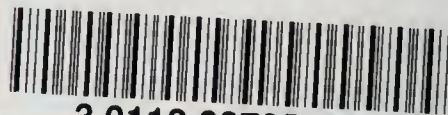
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.





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352.05 NEW C001 v.40:1-26(1955)
Bulletin.



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